

OIRO £550,000

Barfoot Close

Berewood, PO7 3DS

PROPERTY SUMMARY

Occupying a prominent corner plot we are delighted to offer for sale this beautifully presented 4 double bedroom detached family property in Barfoot Close, Berewood. Built by Redrow Homes in 2020 and benefiting from the remainder of the NHBC warranty this extended property will attract immediate interest. The property was built to a high specification throughout and has a number of extras including under floor heating, fitted shutter blinds and a stunning 'Orangery' providing additional accommodation. The first floor boasts 4 double bedrooms and 2 bathroom suites and on the ground floor there is a triple aspect lounge, fabulous open plan kitchen/diner, utility room, orangery and additional WC. There is a good sized corner plot rear garden and a garage with driveway parking. Schools and facilities are just a short stroll away and early viewing is strongly advised.





ENTRANCE HALL Under floor heating, under stair cupboard, Amtico flooring, stairs to first floor, doors to:

LOUNGE 20' 11" x 11' 08" (6.38m x 3.56m) Triple aspect windows to side and front, under floor heating.

WC Under floor heating, extractor, W.C, hand wash basin, tiled flooring, part tiled, spot lighting.

KITCHEN/DINER 25' 05" x 11' 07" (7.75m x 3.53m) Window to rear garden, window to front aspect, under floor heating, "Amtico" flooring, full range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with instant boiling water tap, centre island breakfast bar with built in socket points, range of integrated appliances including double oven, hob, extractor fan, dishwasher, fridge freezer, spot lighting, open plan to Orangery, door to:

UTILITY ROOM 6' 05" x 5' 09" (1.96m x 1.75m) Door to rear, under floor heating, "Amtico" flooring, matching cupboards and units, sink unit with mixer tap, space for tumble dryer, plumbing for washing machine, concealed wall mounted boiler, tiled flooring, spot lighting.

ORANGERY 13' 05" x 11' 08" (4.09m x 3.56m) Bi-fold doors to rear garden, twin windows to rear garden under floor heating, "Amtico" flooring, spot lighting.

FIRST FLOOR Landing - Window to front aspect, radiator, airing cupboard, access to loft, doors to:

BEDROOM 1 12' x 11' 08" (3.66m x 3.56m) Window to side aspect, radiator, built in wardrobes, door to:

ENSUITE Window side aspect, heated towel rail, under floor heating, shower, handwash basin, W.C, part tiled, tiled flooring, extractor, spot lighting.

BEDROOM 2 11' 06" x 9' 08" (3.51m x 2.95m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 3 11' 06" x 9' 08" (3.51m x 2.95m) Windows to side and front aspect, radiator, built in wardrobes.

BEDROOM 4 11' 07" x 8' 08" (3.53m x 2.64m) Window to side aspect, radiator, partwood panelled wall.

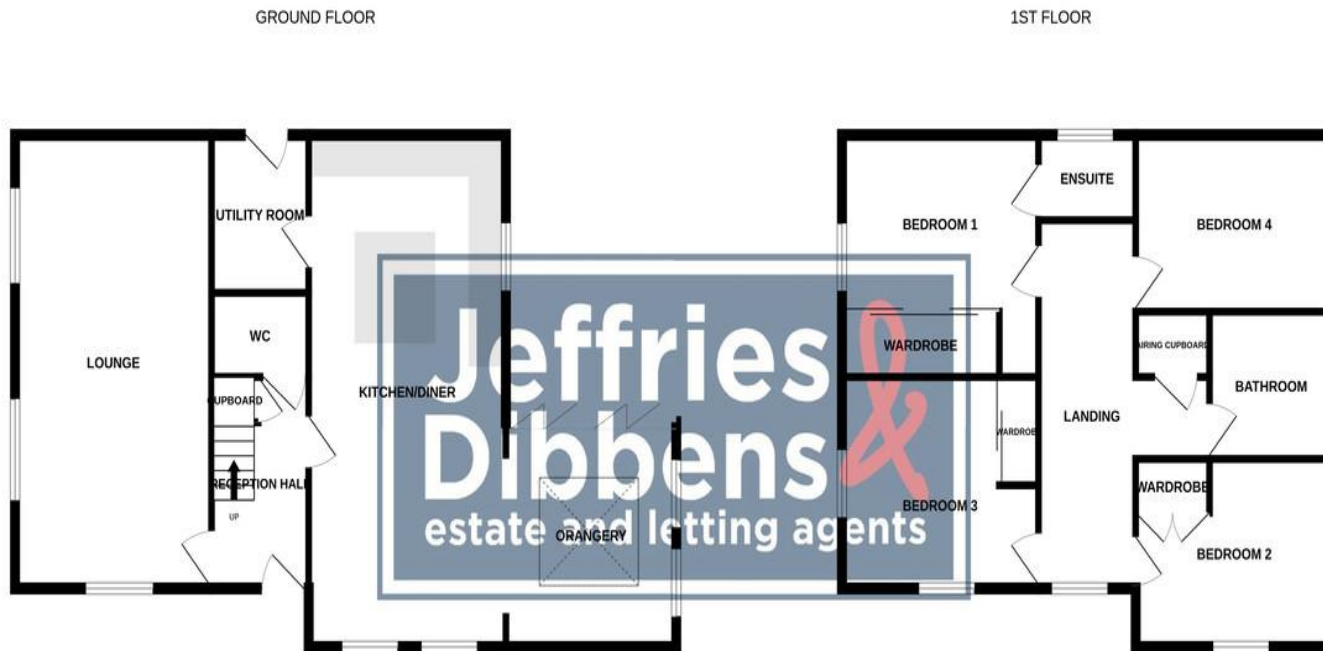
BATHROOM 8' x 6' 06" (2.44m x 1.98m) Window to side aspect, heated towel rail, under floor heating, panelled bath with shower over, W.C, hand wash basin with vanity surround, fully tiled surround, tiled flooring, spot lighting, extractor.

OUTSIDE Front and side gardens which are enclosed and mostly laid to lawn.

REAR GARDEN Corner plot which is mostly laid to lawn and has a large patio area, gated access, outside light and tap.

GARAGE Up and over door, light and power, block paved driveway.





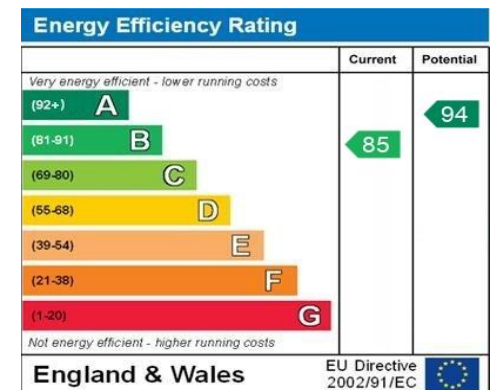
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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