



2 Norfolk Way, Elmer Sands PO22 6JF

£575,000 Freehold



4 Bedrooms



2 Bathroom



3 Reception Rooms



Sims Williams

## Key Features

- Detached Family House
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility & Shower Room
- Four Good Size Bedrooms
- Modern Family Bathroom
- Southerly Garden
- Solar Panels & Electric Car Charging Point
- Integral Single Garage & Ample Off Road Parking

## EPC Rating

Current = D

Potential = C

## Council Tax Band

Band = E

## Tenure - Freehold

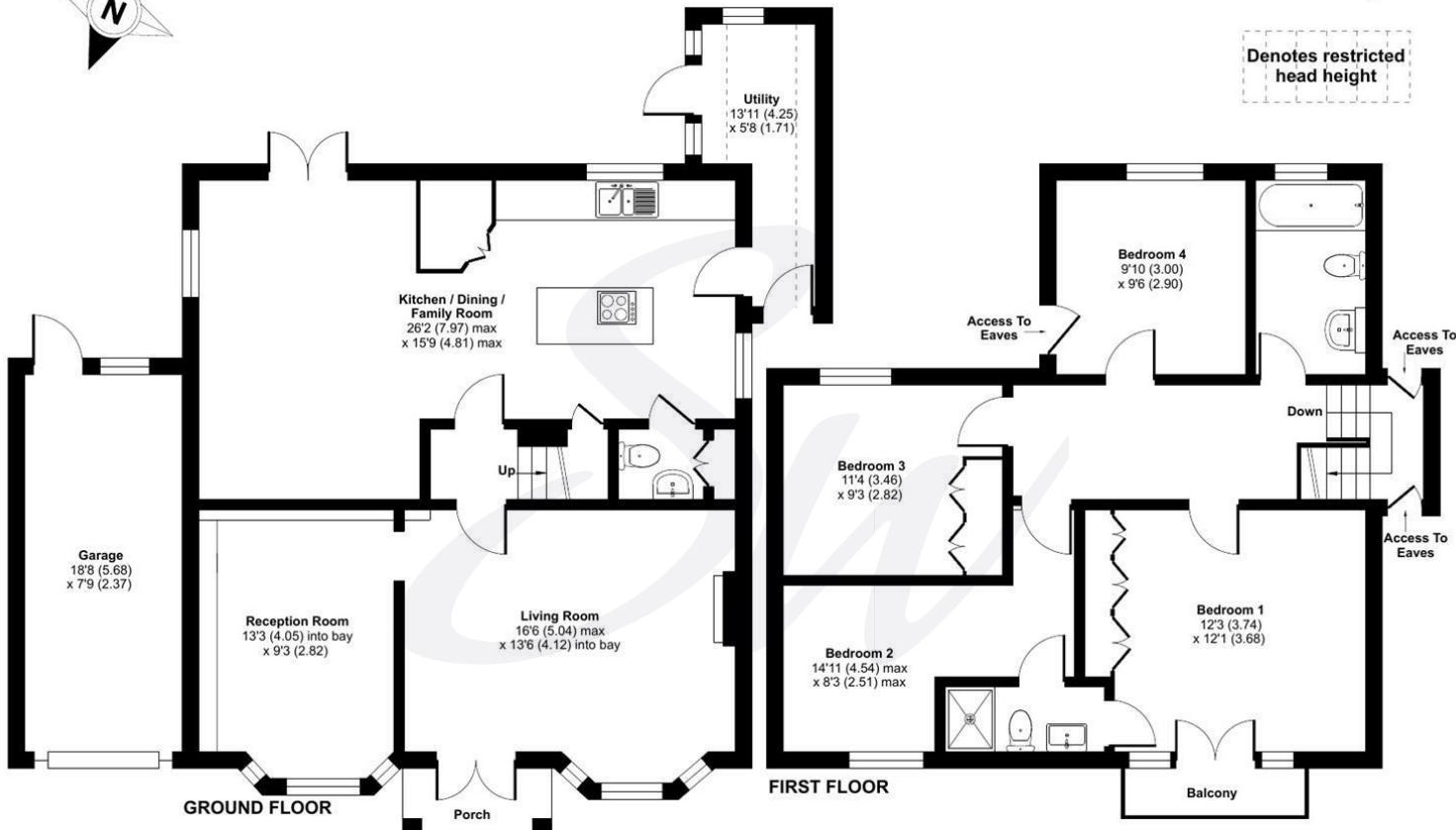
Estate Charges: £180 Per Annum





Approximate Area = 1527 sq ft / 141.8 sq m  
Garage = 145 sq ft / 13.4 sq m  
Total = 1672 sq ft / 155.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025.  
Produced for Sims Williams. REF: 1295978





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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.