



23 Norton Way, Hamworthy, Poole, BH15 4GD

Asking Price **£400,000**

- Four Bedrooms
- Three Bath/Shower Rooms
- Deceptively Spacious
- Flexible Accommodation
- Close to Hamworthy Park
- Stylish Town House
- Modern Throughout
- Secure Parking
- Study Area
- Vendor Suited

# 23 Norton Way, Poole BH15 4GD

VENDOR SUITED! A well presented & uncharacteristically spacious town house situated within the ever popular Harbour Reach Development, just moments from Poole's Historic Quayside.



Council Tax Band: E



### Norton Way

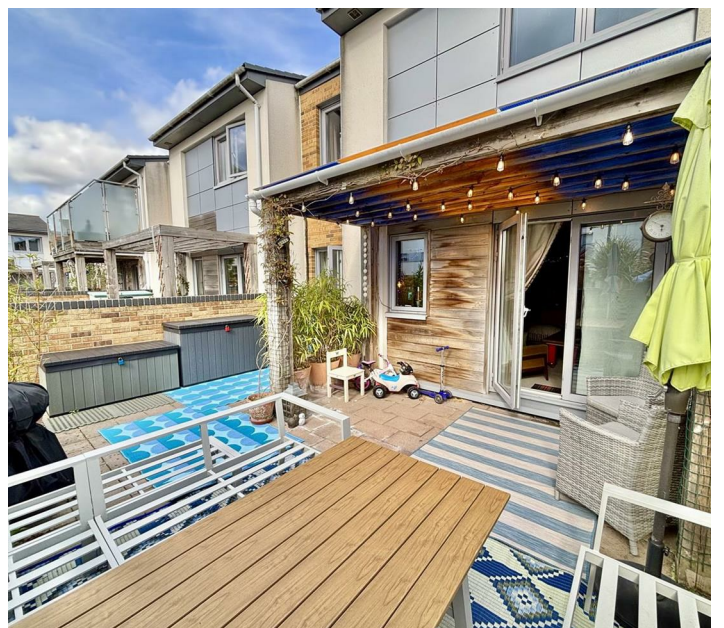
Arranged over three floors, this property represents a fantastic opportunity to acquire a home within a waterside development that offers flexible & well-planned accommodation.

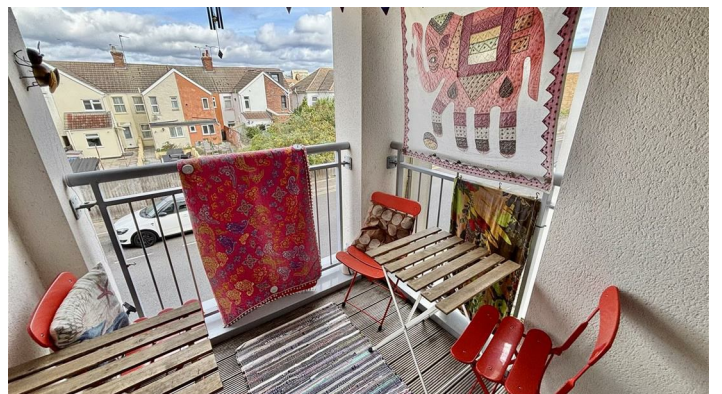
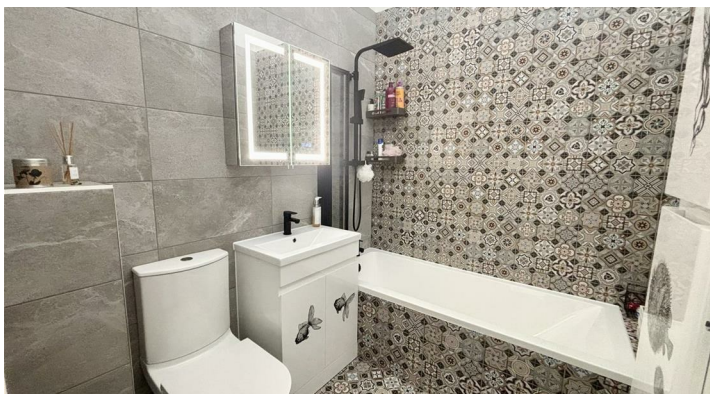
Briefly, the home comprises: four bedrooms, well appointed kitchen, spacious lounge/dining room, separate study area, two en-suite shower rooms and a main family bathroom. It's worth noting, both the principle en-suite and the main bathroom have been tastefully refitted within the last year and have vaulted ceilings.

Further benefits include a secure parking area with space for two/three vehicles, enclosed courtyard garden, two front aspect balconies, gas central heating and UPVC double glazing. Also, bedroom one & four have views toward the sea.

Situated in the popular 'Harbour Reach' Development, the location of this property really stands out to those who enjoy being able to reach the sea within a five minute walk. The ever growing number of restaurants & bars along Poole's Historic Quayside are also on the doorstep.

With our vendor suited, internal viewing is encouraged at your earliest convenience - to arrange, or for more information, please call GREYS of Upton.







## Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Total Area: 136.8 m<sup>2</sup> ... 1472 ft<sup>2</sup> (excluding patio & underground parking)  
 All measurements are approximate and for display purposes only

