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## DIRECTIONS

Sat Nav: PE31 8NB What Three Words: wobbling.awaited.writers

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	77
England & Wales	EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



Kingfishers Brancaster Road Docking Norfolk PE31 8NB

**SPACIOUS AND PRETTY THREE BEDROOM DETACHED HOUSE ON  
GENEROUS PLOT WITH PARKING AND A GARAGE**

**Docking**

**£495,000 Freehold**

**01553 692828**  
**[sales@brittons.net](mailto:sales@brittons.net)**



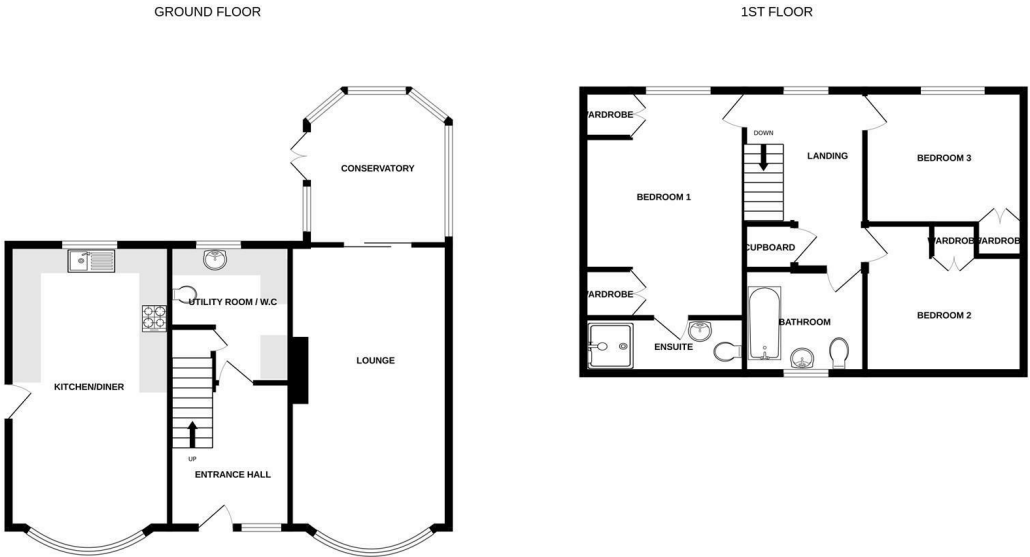




<b>ENTRANCE HALL</b> Fitted carpet, staircase to first floor, radiator.	8'10 x 7'6 max (2.69m x 2.29m max )
<b>LOUNGE</b> Spacious room with fitted carpet, feature fireplace, two radiators, window to the front aspect and sliding patio doors leading into the conservatory.	18'10 x 11'4 max (5.74m x 3.45m max )
<b>CONSERVATORY</b> Wood effect flooring UPVC constructed. Ceiling fan with light fitting, blinds fitted to ceiling, radiator, double socket and door to the rear aspect.	9'10 x 8'5 max (3.00m x 2.57m max )
<b>KITCHEN / DINER</b> Range of wall, base and drawer units with worktop over. Inset sink with mixer tap over and a drainer. Range cooker with extractor hood over, built in fridge / freezer. Downlighters. Radiator. Window to the front aspect with additional window and door to the side aspect, Flooding the room with natural light and Vinyl flooring.	18'10 x 10'9 (5.74m x 3.28m )
<b>UTILITY / CLOAKROOM</b> Comprising of a hand wash basin set within a vanity unit, W.C, space for a washing machine, radiator, extractor fan and an obscured window to the rear.	7'0 x 6'1 (2.13m x 1.85m )
<b>LANDING</b> Fitted carpet, airing cupboard, access to loft space, radiator and a window to the rear aspect.	11'8 x 7'8 (3.56m x 2.34m )
<b>BEDROOM ONE</b> Fitted carpet, fitted wardrobes, radiator and window to the rear aspect.	14'5 x 10'11 (4.39m x 3.33m )
<b>ENSUITE</b> Comprising of a three piece suite, hand wash basin, W.C and a large shower enclosure. Radiator and extractor fan. Non slip flooring. Obscured window to the front aspect.	10'10 x 3'10 (3.30m x 1.17m )
<b>BEDROOM TWO</b> Wood effect flooring, built in wardrobe, radiator and a window to the front aspect with distant sea views.	11'4 x 10'8 max (3.45m x 3.25m max )
<b>BEDROOM THREE</b> Fitted carpet, built in wardrobe, radiator and window to the rear aspect.	11'4 x 7'10 (3.45m x 2.39m )
<b>BATHROOM</b> Comprising of a three piece suite to include a hand wash basin, W.C and a bath. Radiator and extractor fan. Non slip flooring. Obscured window to the front.	7'7 x 7'0 (2.31m x 2.13m )
<b>FRONT OF PROPERTY</b> Large shingled driveway with ample parking for multiple vehicles and leads into the garage.	
<b>REAR GARDEN</b> Established garden mainly laid to lawn, with a range of trees and shrubs. There is a patio area and a summer house. Fully enclosed.	
<b>GARAGE</b> Up and over door.	

Situated on the charming Brancaster Road in Docking, King's Lynn, this delightful detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, including a master suite with an ensuite bathroom, this property is designed with family living in mind. The inviting reception room offers a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The property features skimmed ceilings throughout, enhancing the sense of space and light. With two bathrooms, morning routines will be a breeze for the whole family. Set on a generous plot of approximately one-third of an acre, subject to measured survey, this home provides ample outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the tranquil surroundings. The pretty exterior of the property adds to its charm, making it a lovely place to call home. Parking is convenient with space multiple vehicles, ensuring that you and your guests can come and go with ease. This property is not just a house; it is a family home that offers comfort, space, and a wonderful lifestyle in a picturesque setting. Don't miss the chance to make this delightful residence your own.

NO UPWARD CHAIN



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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