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DIRECTIONS

Sat Nav - PE31 8LS What Three Words - loosed.mashing.goose

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		
	60	72
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.



Fairway Cottage Station Road Docking Norfolk PE31 8LS

**BEAUTIFUL FOUR BEDROOM DETACHED COTTAGE WITH PARKING, GARAGE AND COUNTRYSIDE VIEWS TO THE REAR.
NO UPWARD CHAIN**

Docking

£625,000 Freehold

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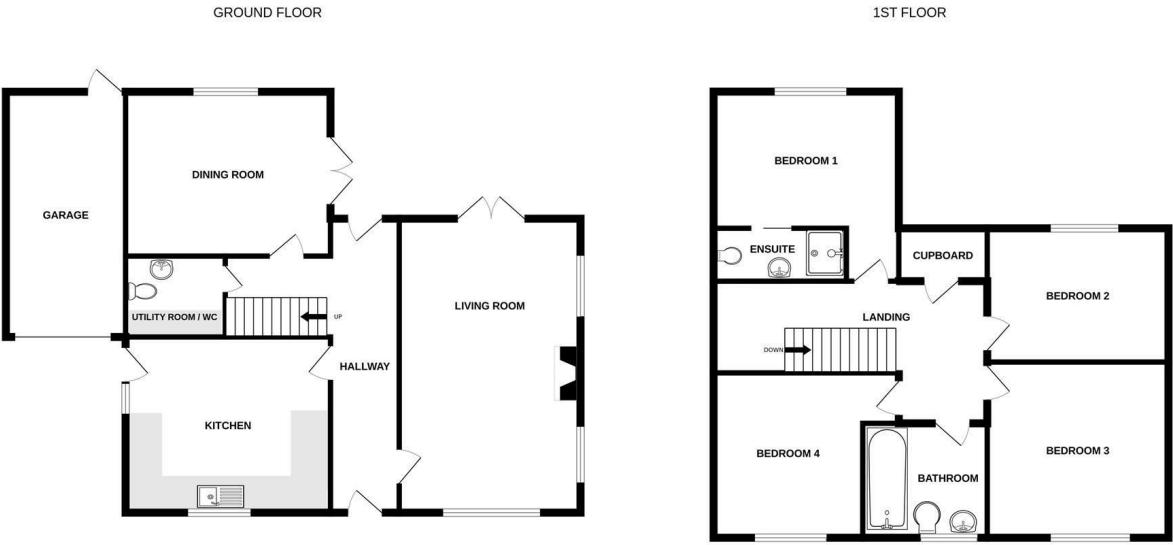


HALLWAY Fitted carpet, stairs to first floor with under stairs cupboard beneath. Double radiator. Door leading to rear garden.	
CLOAKROOM Tiled floor, hand wash basin, W.C, extractor fan, plumbing for washing machine and a double radiator.	5'9 x 4'10 (1.75m x 1.47m)
LOUNGE Fitted carpet, with a LPG gas fire with brick surround, two double radiators and ample natural light given through a window to side aspect and a window to front aspect, also French doors leading to the rear garden.	20'6 x 11'11 (6.25m x 3.63m)
DINING ROOM Fitted carpet, double radiator, window to rear aspect and French doors leading to the rear garden.	15'0 x 11'5 (4.57m x 3.48m)
KITCHEN Range of base, wall and drawer units with granite worktop fitted over. Integrated NEFF hob and extractor fan, integrated oven and microwave combination, integrated dishwasher and fridge/freezer. Natural stone floor. Double radiator and a window to the front aspect.	11'5 x 10'9 (3.48m x 3.28m)
LANDING Fitted carpet, double radiator and doors to all rooms.	
BEDROOM ONE Fitted carpet, window to rear aspect and a double radiator.	15'0 x 11'3 (4.57m x 3.43m)
ENSUITE Comprising of hand wash basin, W.C, shower enclosure with thermostatic mixer shower, extractor fan and a double radiator.	6'8 x 2'11 (2.03m x 0.89m)
BEDROOM TWO Fitted carpet, window to rear aspect and a double radiator.	11'11 x 10'6 (3.63m x 3.20m)
BEDROOM THREE Fitted carpet, window to front aspect and a double radiator.	11'11 x 9'7 (3.63m x 2.92m)
BEDROOM FOUR Fitted carpet, window to front aspect, loft access and a double radiator.	10'10 x 10'1 (3.30m x 3.07m)
FRONT GARDEN Double five bar wooden gates at the entrance to the property, flower beds, brick weave driveway, and parking for multiple cars.	
REAR GARDEN Patio, lawn and a timber shed.	
GARAGE Up and over door, single door to rear garden, light and power.	



Nestled in the charming village of Docking, King's Lynn, this delightful detached house on Station Road offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking space and tranquillity. Upon entering the property, you will be welcomed by a bright and spacious lounge, perfect for relaxation or entertaining guests. The dining room, which provides convenient access to the garden, creates an inviting atmosphere for family meals and gatherings. The kitchen is a true highlight, featuring elegant granite worktops and natural stone flooring, combining style with functionality for the aspiring chef. The master bedroom boasts an en-suite, providing a private sanctuary for your daily routines. The remaining bedrooms are well-proportioned, ensuring ample space for family members or guests. Situated in a convenient and sought-after location, this home offers easy access to local amenities and the picturesque surroundings of Docking. Whether you are looking for a peaceful retreat or a vibrant community, this property is sure to meet your needs. This is a wonderful opportunity to acquire a spacious family home in a desirable area. Do not miss the chance to make this house your new home.

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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