



THE STORY OF

23 Norfolk Heights

Docking, Norfolk

SOWERBYS



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Sedgeford Road, Docking, Norfolk
PE31 8PW

Character Cottage Enjoying
Glorious Countryside Views

Generous Sitting Room with Exposed
Beams and Brick-Built Fireplace

Spacious Kitchen Diner Ideal for
Family Living and Entertaining

Three Comfortable Bedrooms

Stylish Family Bathroom with
Contemporary Finishes

Enclosed Garden Perfect for Outdoor
Dining and Relaxation

Mature Orchard Providing a
Charming Natural Outlook

Ample Off-Road Parking for Multiple Vehicles

Peaceful Village Location with
Excellent Access to the Coast

Offered With No Upward Chain

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Occupying a prime position on the edge of Docketing, this impeccably presented three-bedroom home combines modern design with a serene countryside setting. With uninterrupted rural outlooks and thoughtfully arranged interiors, the property offers an enviable lifestyle opportunity within easy reach of North Norfolk's celebrated coastline.

The accommodation is beautifully balanced, offering light-filled living spaces and stylish finishes throughout. The sitting room is an inviting space, enhanced by a feature brick-built fireplace that adds warmth and a sense of focus. To the rear, the generously proportioned kitchen diner has been designed for both functionality and sociable living, ideal for family life or entertaining guests, with direct access to the garden offering a seamless connection to the outdoors.

Upstairs, three well-appointed bedrooms are complemented by a contemporary family bathroom. Each room enjoys a quiet, rural aspect, providing restful accommodation with versatility for home working, guests, or growing families.

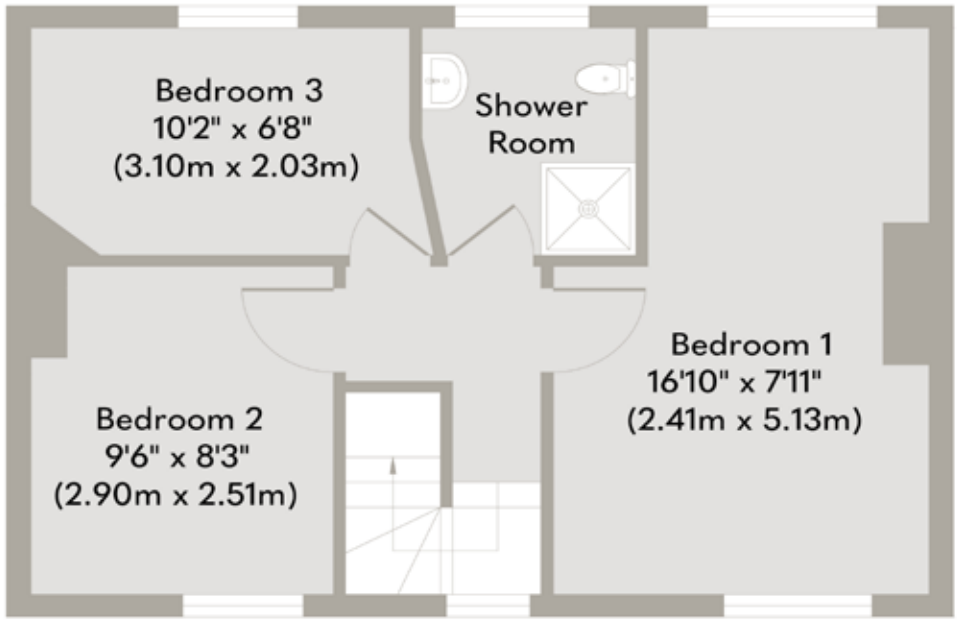
The grounds are a true highlight. A private, enclosed garden offers a secure and tranquil setting for relaxation or al fresco dining, while the adjoining orchard adds depth, charm, and a connection to the natural surroundings. To the front, a substantial gravelled driveway provides ample parking, an increasingly rare asset in village locations.

Offered with no upward chain, this is a compelling opportunity to acquire a modern, low-maintenance home with characterful features and captivating rural views, all set within one of North Norfolk's most well-connected and attractive village communities.

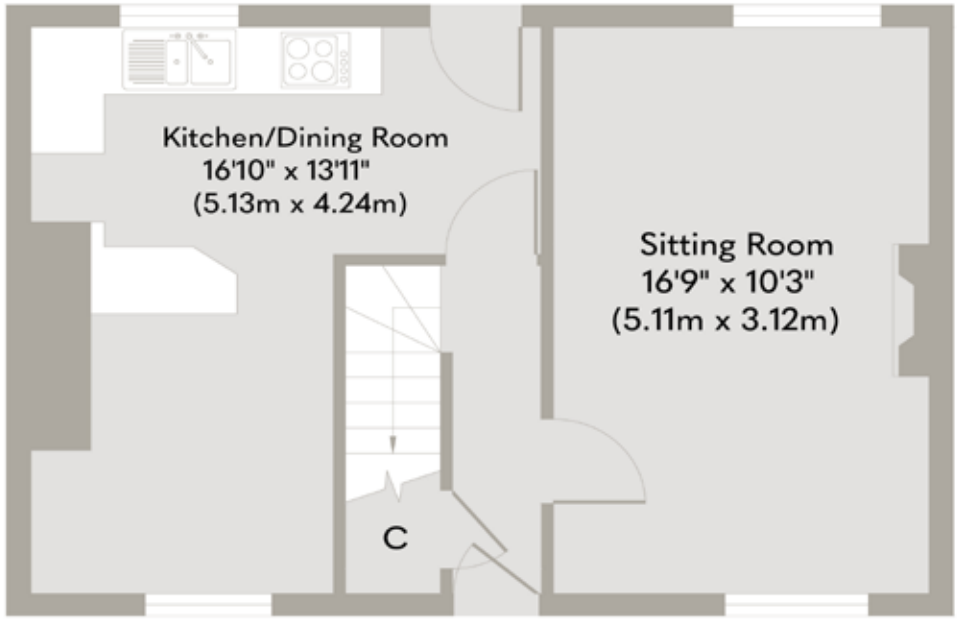


Combining modern
comfort with a tranquil
village setting, this is a
home to enjoy for years
to come.





First Floor
Approximate Floor Area
412 sq. ft
(38.31 sq. m)



Ground Floor
Approximate Floor Area
412 sq. ft
(38.31 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Docking

POSSIBLY ONE OF
NORFOLK'S BEST HIDEAWAYS

Docking is one of Norfolk's best hideaways, just four miles from the sea and a short drive from the market towns of Fakenham and Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272 feet and was once known as 'Dry Docking' due to its lack of drinking water. In the 18th century, a well was sunk, and residents paid a farthing per bucket until mains water was installed in 1936. During World War II, RAF Docking airfield operated nearby, and Docking Hall housed actors Richard Burton, Robert Hardy, and Warren Mitchell.

Today, Docking boasts a strong community with a thriving nursery and primary school, filling the streets with the sound of children playing. The village is well-serviced with a GP surgery, village store with Post Office, playing field, tennis court, bowling green, popular fish and chip shop, and The Railway Inn.

Docking residents can enjoy growing their own produce or visit the weekly farmer's market at Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with fresh produce from local smallholders and delicacies from Norfolk artisan producers.

Offering the best of coast and country, it's easy to see why Docking is such a sought-after spot.



Note from the Vendor



"A beautifully balanced home with captivating countryside views and superb outdoor space."



SERVICES CONNECTED

Mains water and electricity. Drainage via private treatment plant. Electric storage heaters.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 5590-1489-0522-5505-3053

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///yell.newleywed.booms

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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