



Holly House
Docking | Norfolk | PE31 8LQ

UNIQUE AND ATTRACTIVE



Set in the heart of the sought-after village of Docking approximately six miles from the celebrated North Norfolk coast and its sandy beaches, this stunning four-bedroom detached family home is modern built with attractive brick and flint elevations and cottage-style features so prevalent in the area. The spacious accommodation comprises an entrance hall, kitchen/breakfast room, a generously sized sitting room, dining room, conservatory and utility room on the ground floor and, on the first floor, a master bedroom with an en-suite, three good sized bedrooms and a family bathroom. To the front of the property the driveway provides ample off-street parking with access to the garage and workshop, and there is a large professionally landscaped garden to the rear backing onto open farmland which is not overlooked and incorporates numerous seating areas and some wonderful mature flower and shrub borders.







- Highly desirable North West Norfolk village which lies within 5 miles of Brancaster and within 7 miles of Hunstanton
- Family Accommodation with Entrance Hall, Home Office, Sitting Room
- Kitchen/Dining Room, Utility Room and Conservatory
- Four Bedrooms (Master Bedroom with vaulted ceiling & En-Suite)
- Front, side and rear Gardens, Double Garage/Workshop
- Total Accommodation extends to 2018sq.ft
- Energy Rating D

Quality and Charm

Originally built in the late nineties, the present owners have lived at Holly House for approximately five years. "There is really no other quality property like this in the Docking area and it has been a very great pleasure to live here," they said. "We were drawn to the non-standard build of the property which makes it such a unique and attractive home, and also the wonderful professionally-designed garden."



Living accommodation is spacious and includes a kitchen/breakfast room, a large sitting room, dining room, conservatory and utility room and, on the first floor, a master bedroom with en-suite, three bedrooms and a family bathroom. There are some charming features internally including exposed beams in many of the rooms, a brick and flint hearth in the sitting room with a wood burner and a similar brick fireplace in the kitchen with decorative flint providing space for the freestanding oven, and timber latch doors. The property has oil fired central heating and the windows are double glazed throughout.

The owners have continued to improve the property during their time there. "We have updated the family bathroom and en suite to provide a bath and two showers, and have also had a nice conservatory built, along with a number of other updates," they said. "All the rooms have been put to great use, particularly the feature lounge and main bedroom. Our house has been much admired by family and friends when staying and they regret that we are having

to leave as much as we do!" the present owners exclaimed. "We are only moving on due to adverse health, and we'll greatly miss this lovely property with its spaciousness and all the wonderful places to visit locally."

Outside

To the front of the property is a driveway with space for several vehicles to park off road and which provides access to the double garage and workshop. The grounds of the property are larger than average, the rear garden being un-overlooked, backing onto open farmland, and landscaped with both an area laid to lawn, and mature flower and shrub borders. "The garden has been professionally laid out with a covered barbecue area, a veg plot, and seating at various points that will always catch the sun throughout the entire day," the owners said, adding, "We also have an extremely useful and spacious garage and workshop. And just behind our property is a Tett turret, which is a unique WW2 defence feature and a fascinating piece of history."

Village and Around

The village of Docking is approximately six miles from the celebrated North Norfolk coastline and offers a range of amenities including a post office and village shop, public house, doctors' surgery and primary school. "Obviously the nearby sea and inland beauty spots are brilliant for dog walking and wildlife observation - the BBC nature series is filmed close to here. In addition to the excellent pubs and diners on our doorstep, places like Sandringham, Hunstanton and King's Lynn are very close, so we're spoilt for choice! And following the main road through, you will reach Hunstanton which offers stunning views and beaches and the popular sea life sanctuary."







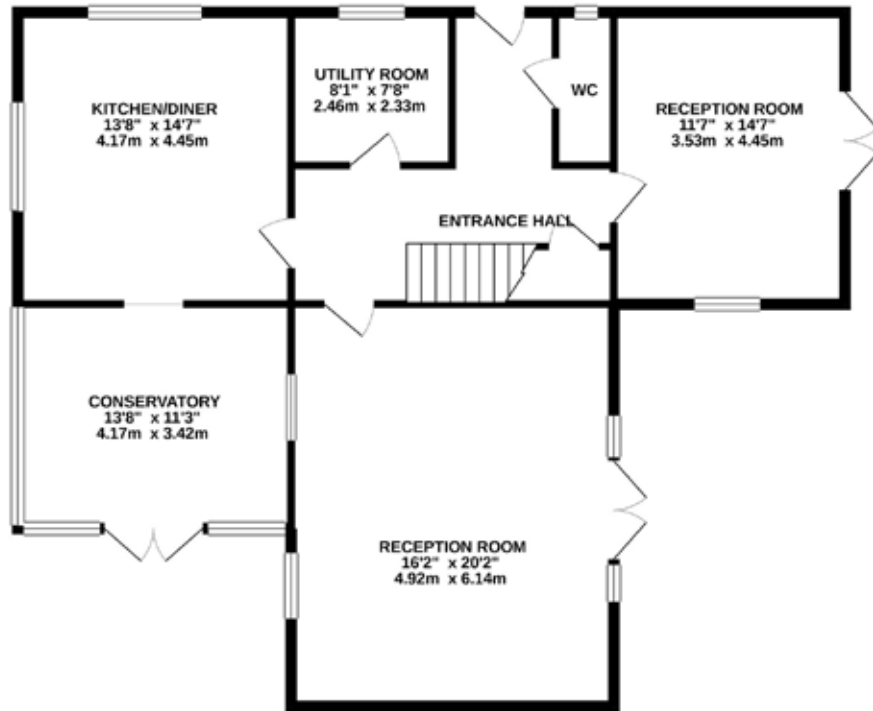




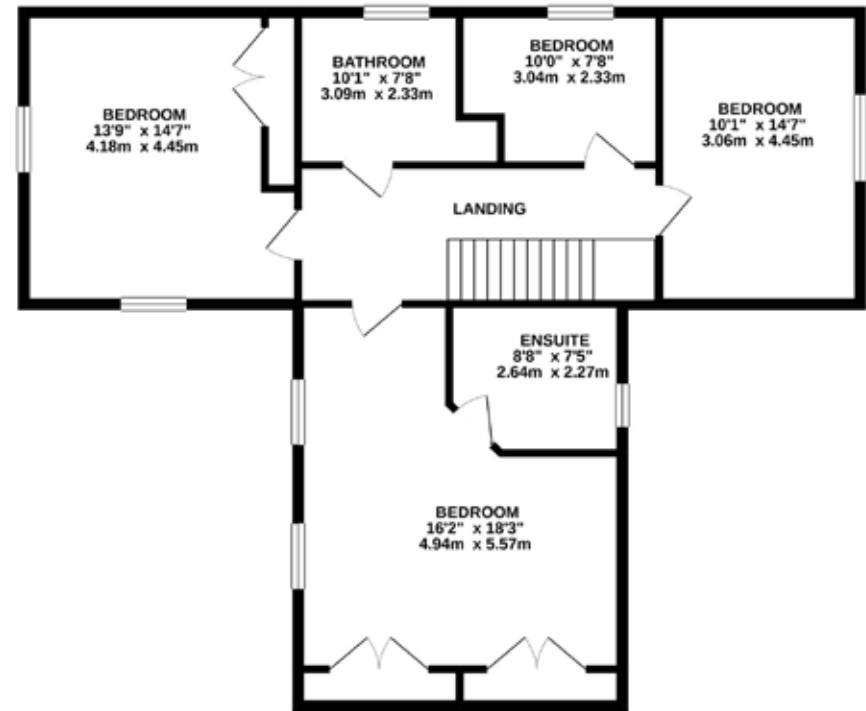




GROUND FLOOR
1082 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 2018 sq.ft. (187.5 sq.m.) approx.

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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On Your Doorstep...

In the village of Docking there is a village shop, post office, fish and chip shop and pub. A couple of miles north is Thornham with the famous Thornham Deli and numerous special eateries.

How Far Is It To...

Docking lies 17 miles from Kings Lynn, 12 miles to Fakenham and only 6 miles to Burnham Market.

Directions...

From our Fakenham office take the A148 to Kings Lynn, turn right on to the B1454 towards Docking. Once in the village follow the road around past the Church and onto Well Street where the property will be found opposite the Primary and Nursery School.



Services

OFCH, Mains - Water

Kings Lynn and West Norfolk Borough Council

The Property is Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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