



38 Sandringham Avenue
Docking | Norfolk | PE31 8QH

FINE & COUNTRY

TIMELESS MODERN APPEAL



With a setting within an exclusive courtyard on the edge of one of North Norfolk's most desirable villages, this striking contemporary home blends traditional Norfolk flint and brickwork with bold and modern architecture.

This unique property will not fail to impress with its dramatic layout, in which a vaulted, light-filled first floor living space frames panoramic views across open fields and, on a clear day, the distant sea.



KEY FEATURES

- A Semi Detached Avada Country Homes Residence situated in the Village of Docking
- Inspired Upside-Down Layout built to a High Specification
- Four/Five Bedrooms and Four Bathrooms - Three En-Suite
- The Principal Bedroom also benefits from a Dressing Room
- First Floor Dual Aspect Open Plan Kitchen/Diner/Living Room with Adjacent Pantry
- Ground Floor Utility Room
- L-Shaped Garden with Three Patios and Established Planting
- Floor-To-Ceiling Windows with Panoramic Views of Countryside and Sea
- Attached Double Garage and Two Additional Parking Spaces
- The Accommodation extends to 2,459sq.ft
- Energy Rating: B

With its L-shaped landscaped garden, three generous patios and rare double garage, this beautifully specified Avada Country Homes residence offers a unique balance of privacy, space and style – just moments from the coast, village amenities and the region's celebrated countryside.

Instant Attraction

"We always wanted to retire to Norfolk as we know the area quite well," the present owners explained. "Our first thoughts were to find a new build home with traditional Norfolk flint construction as it's so unique to the area and so attractive. When we discovered the Four Miles development, we were so impressed with the outstanding quality of the homes being built that we placed a deposit in advance of our home's completion."

Exclusive Location

Completed in 2021, this wonderful home is located within an exclusive development by Avada Country Homes, who are renowned for blending traditional Norfolk brick and flint construction with 21st-century design. "The location of our home in a private courtyard of just three homes, makes it especially quiet," the owners explained. The development itself occupies ten acres on the north edge of Docking, a village with roots tracing back to Roman times and one of North Norfolk's most sought-after addresses.

So Much to Offer

This home exemplifies Avada's hallmark "upside-down" living concept, with spacious bedrooms on the ground floor and a spectacular open-plan kitchen, dining and living area upstairs.





KEY FEATURES

"We were blown away by the views from the upstairs living quarters which give you the most wonderful vista of open fields and, on a clear day, one can see the sea," the owners said. And the property's orientation and L-shaped garden ensure sunlight throughout the day, with patios positioned for privacy and entertaining.

Favourite Spaces

"We love the open plan aspect of the main living area and kitchen," the owners said. "The vaulted, double height ceiling in this area gives a wonderful feeling of openness and the three floor to ceiling windows bring in so much light, as well as a 'wow factor' for the amazing views," the owners explained. "Also, the principal bedroom and second bedroom have floor to ceiling windows, with each opening up to its own patio to enjoy an early morning coffee surrounded by mother nature; our guests particularly love this aspect when they come to stay," they added. The oversized kitchen island and the pantry leading off from the kitchen are also highlighted as favourite features for preparing food for and entertaining guests.

The Garden

The owners have not found it necessary to change or modify the property as it has been perfect for their needs, the single enhancement being that they have added two further patios. "It created more privacy for entertaining and also, given the shape of the garden, makes the most of the sun's rotation throughout the day." Other than the patio areas, the garden is predominantly laid to lawn, with the delightful introduction of a small Japanese garden within a limited area. "And we have a three-foot open cross fence which overlooks one of two meadows on the development, plus the fields. We have planted a Red Robin hedge along this fence which gives us extra privacy. The remainder of the garden is enclosed by fencing of approximately six foot in height, with one area having four established Salix trees," they explained. "Two of the three patios are large enough for an eight-seater table as well as additional seating, so we love the entertaining aspect of the outside too."

On Leaving

"We are known within the development for having one of the best plots, with a large garden and stunning views," the owners said. "And, quite exceptionally, we also have a double garage with two extra parking spaces," the owners commented. "We will miss all of this, and are only moving now to be closer to family."

































INFORMATION



On The Doorstep

Docking is a vibrant village with a strong sense of community, and offers a range of amenities all within easy walking distance. "It has a soul compared to some of the North Norfolk villages because a large proportion of the people live here permanently, so you get to meet the same people on your walks for most of the time," the owners said. "We love the fact that it has a walkable, wonderful shop and post office – this is a rarity for villages around here as many of them have closed now. It has a school, church, village hall and a fantastic doctor's surgery close by."

How Far Is It To?

Brancaster Beach – famed for its wide sands and dunes – is approximately 5 miles distant, while Burnham Market with its boutiques and eateries is a short drive of just over ten minutes. The village's proximity to destinations including Wells-next-the-Sea, Holkham Beach and Hunstanton make it ideal for those days out on the North Norfolk coastline. The Sandringham Estate, renowned for its gardens and royal residence, is easily accessible by car and lies within a 15 minute drive. Norwich can be reached in around an hour and offers not just an international airport with connections via Schiphol, but also a regular train service to London's Liverpool Street station. King's Lynn, with its mainline rail station (services to London King's Cross and Cambridge) is approximately 30 minutes by car. Major roads including the A149 and A47 provide convenient connections to the wider region.

Directions

From King's Lynn, take the A149 north and, at the roundabout, take the third exit onto the A148 towards Hunstanton for four miles. Turn right into the B1153 signposted to Docking, and follow this road through Docking (taking the B1454 for a short distance as signposted to Fakenham and Brancaster until rejoining the B1153 again just past St. Mary's church as signposted to Brancaster). Take a left turn into Choseley Road and almost immediately another left into Sandringham Avenue. The property is located to the right in a private courtyard approximately halfway along Sandringham Avenue.

Services, District Council and Tenure

Air Source Heat Pump with Underfloor Heating to Both Floors

Mains Water, Mains Drainage

BT Fibre Broadband Available - please see www.openreach.com/fibre-checker

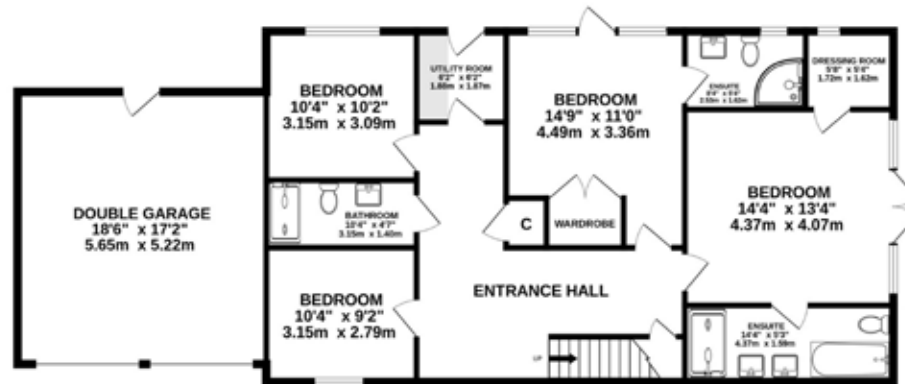
Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

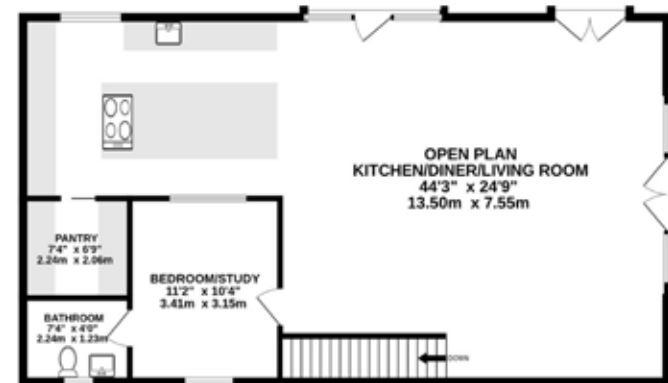
Kings Lynn and West Norfolk Borough Council - Council Tax Band F

Freehold

GROUND FLOOR
1347 sq.ft. (125.1 sq.m.) approx.

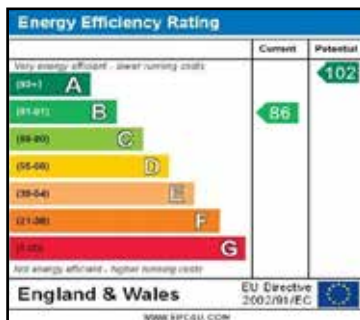


1ST FLOOR
1112 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 2459 sq.ft. (228.5 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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