



INTRODUCING

The Vickers

Plot 21, Docking, Norfolk



Brand New Home

Link Detached

Three Bedrooms

10 Year Structural Warranty

En-Suite to Principal Bedroom

Contemporary Finishes

North Norfolk Location

Investment Opportunity

Attached Garage

Air Source Heating



The Vickers

Plot 21, Blenheim Place, Docking, Norfolk, PE31 8LS

The Vickers is situated directly overlooking green open space, as well as being nestled on a larger than average plot, allowing for inspired planting in the garden.

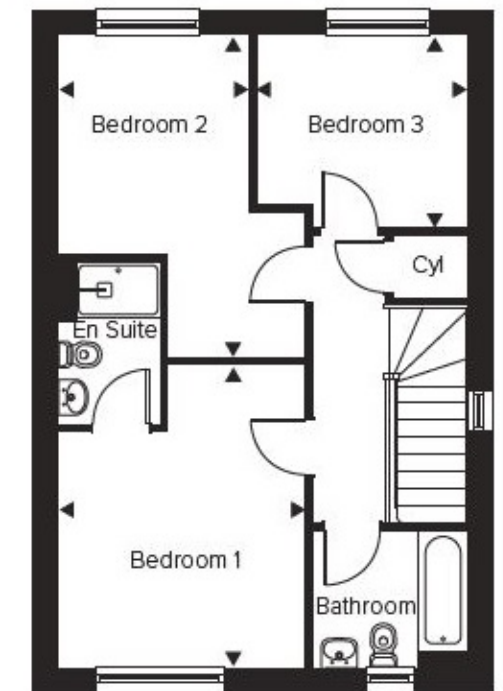
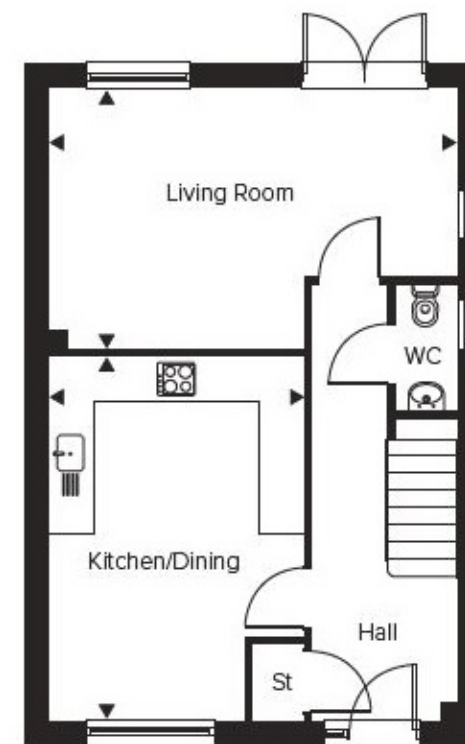
The Vickers is an impressive gable ended, link detached house, with a floorplan ideally designed for family living, embellished with contemporary finishes to the fixtures.

To the ground floor, the kitchen is perfectly placed at the front of the house, capitalising on attractive views of the green open spaces.

The main living space benefits from views of the large garden through french doors, opening up the space and inviting in the cool summer breeze, echoing that of the near by beaches.

To the first floor there are three double bedrooms, with an en-suite to the principal bedroom. The other two bedrooms share a family bathroom and are ideally sized for bedrooms and/or home office space.

The Vickers has off-street parking for two vehicles as well as an attached garage, amply sized for storing a plethora of outdoor activity equipment, ready for the summer months at the beaches and exploring the rambling Norfolk coast.



Kitchen/Dining 5.15m x 3.63m 16'11" x 11'11"
 Living Room 5.81m x 3.69m 19'1" x 12'1"

Bedroom 1 4.29m x 3.50m 14'1" x 11'6"
 Bedroom 2 4.55m x 2.70m 14'11" x 8'10"
 Bedroom 3 2.99m x 2.72m 9'10" x 8'11"



ALL THE REASONS

Docking

IS THE PLACE TO CALL HOME



Docking is arguably one of Norfolk's best hideaways, just four miles from the sea yet a comfortable breeze away from the coastal

crowds in the heat of summer, and within a comfortable drive of the market towns of Fakenham and elegant Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272ft and was once known as 'Dry Docking', because of its lack of drinking water. A well was sunk in the village in the 18th century and residents paid a farthing per bucket until a mains supply was installed in 1936. The small village played a key role in World War II when the RAF Docking airfield operated between 1940-1958, and nearby Docking Hall housed serving actors Richard Burton, Robert Hardy and Warren Mitchell during this time.

Today, a strong village community exists and Docking has a thriving nursery and primary school, and the heart-warming sound of young children enjoying playtime often echoes in the surrounding streets, as it has for centuries. Well-served, Docking also has

a GP surgery, village store with Post Office, playing field, tennis court and bowling green, along with a popular fish and chip shop and good local, The Railway Inn.

Buyers are spoilt for choice with a wide range of property including traditional, brick and flint and whitewashed cottages, classic Georgian houses and a growing range of quality new-build homes. One of the latest additions is Four Miles, so called for its short distance from the coastline at Thornham and Brancaster, which offers a range of quality cottages, barns and apartments on generous plots, sympathetically designed to fit in with their country location.

You may be inspired to try your hand at The Good Life and grow your own, but if you lack a green thumb try the weekly farmer's market at the village's Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with super-fresh produce from local smallholders and jars 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.



Brancaster Beach

“Thoughtfully-designed homes that meet and exceed the needs and wants of our customers and communities”.

THE DEVELOPER



SERVICES CONNECTED

Mains Water and Electric.
Air Source Heating

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///fabric.brittle.tonight

AGENT'S NOTE

Please note some internal images have been virtually staged for representative use.

SOWERBYS

