



INTRODUCING

# The Hudson

*Plot 22, Blenheim Place, Norfolk*

**SOWERBYS**



New Build

Detached Home

Off Street Parking

Attached Carport

Open Plan Living Accommodation

Fantastic Village Location

Three Bedrooms (Principal En-Suite)

Close to North Norfolk Coast



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# The Hudson

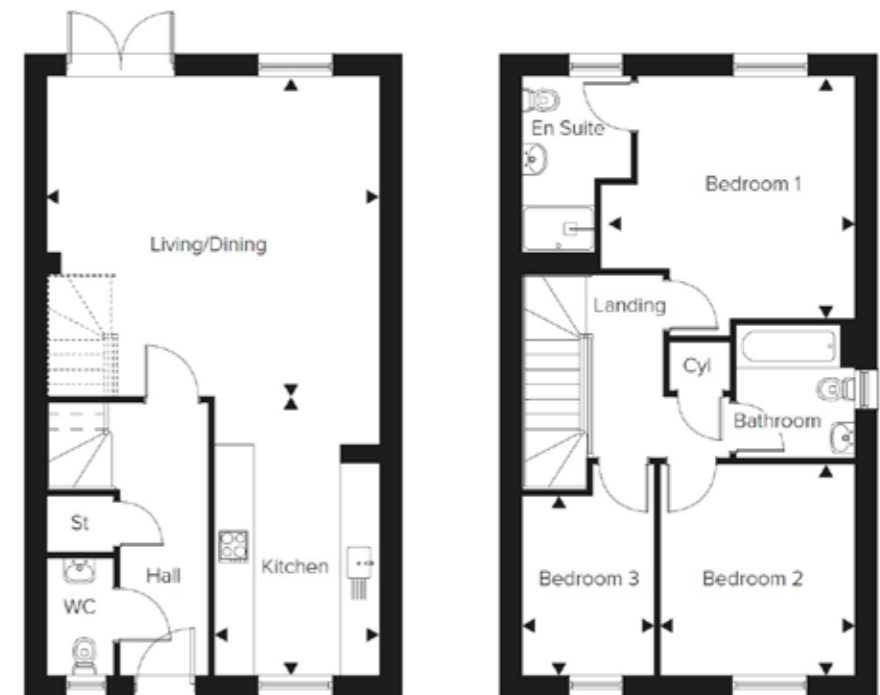
Plot 22, Blenheim Place, Docking, Norfolk  
PE31 8LS

The Hudson is an attractive gable ended, detached house, comprising functionality and high quality finishes.

The open plan living and entertaining space is the heart of this impressive family home, with the kitchen overlooking the front aspect and opening up to the rear of the house to the generous living room with French doors out to the expansive green garden space.

To the first floor there are a total of three bedrooms with the principal bedroom having an en-suite shower room whilst the other two share the family bathroom. Bedrooms 2 & 3 are adaptable spaces, offering versatile usage and multiple configurations for furnishings.

The Hudson has off street parking and an attached car port, as well as a rear enclosed garden, perfect for entertaining and making the most of the summer evenings.



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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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.



Sea Views at Near By Brancaster

“Contemporary and stylish living spaces, within your brand new home”

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## SERVICES CONNECTED

Mains water and Electric

## ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

## TENURE

Freehold.

## LOCATION

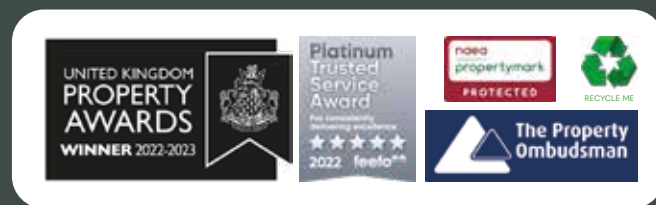
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## AGENT'S NOTE

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# SOWERBYS



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