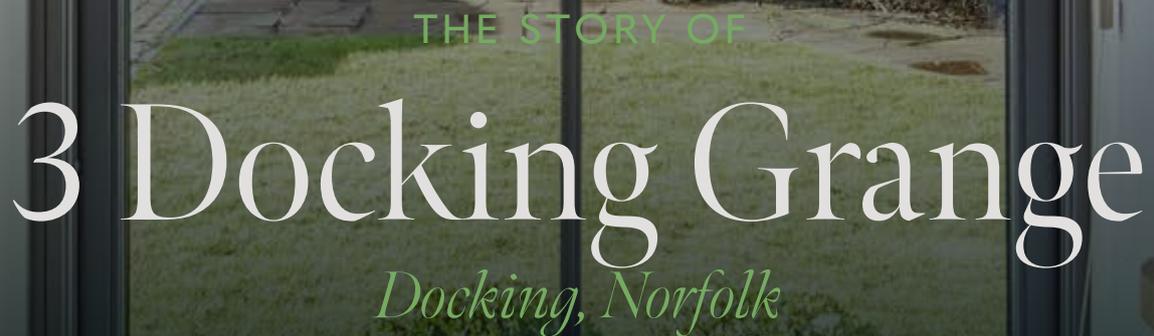




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THE STORY OF
3 Docking Grange
Docking, Norfolk



SOWERBYS

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THE STORY OF

3 Docking Grange

Sandy Lane, Docking,
Norfolk, PE31 8NF

Three Double Bedrooms

Georgian Conversion

Balanced Living Space

Quiet and Central Village Location

Principal En-Suite

Off-Street Parking

Landscaped Garden

Beautifully Presented

Willow Group Finish

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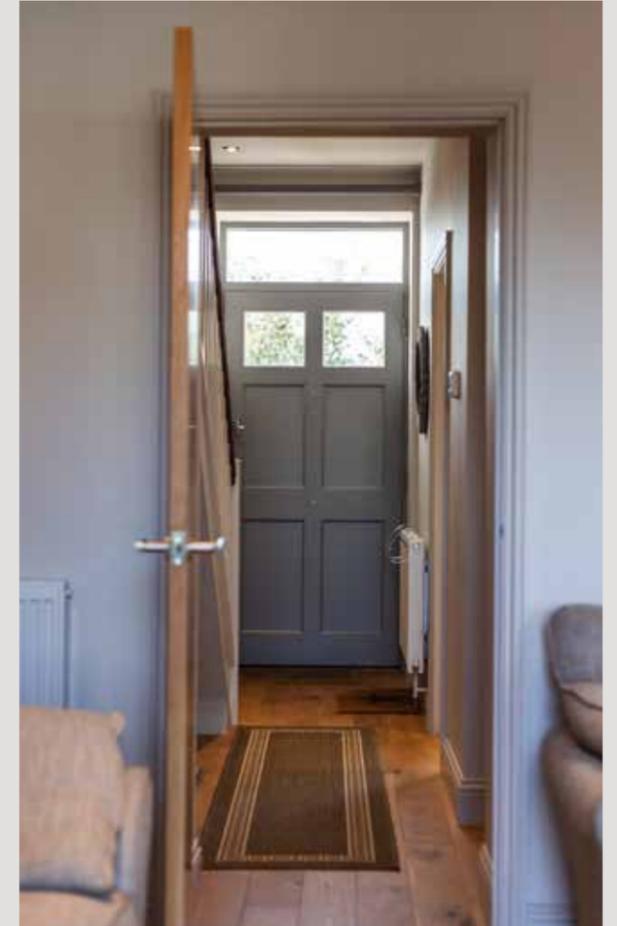
“...our family holiday home. We’ve been welcomed into the local community.”

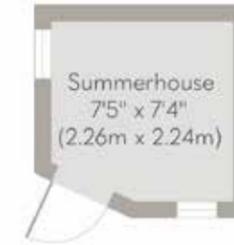
Number 3 Docking Grange is an elegant and perfectly balanced three bedroom cottage.

Set within this sympathetically restored and elegant Georgian house, the cottage has both a convenient and conventional arrangement. On the ground floor, both living rooms are accessed from the central hall, to the front is the kitchen/breakfast room with a delightful bench seat set

within the large sash window. To the rear is the sitting room which has ample space for both a dining table and a seating area, and there are french doors straight out to the garden.

Upstairs there are three bedrooms; the principal has an en-suite shower room, whilst the other two - which are almost identical in size - share the family bathroom.





Outbuilding
Approximate Floor Area
52 sq. ft
(4.83 sq. m)



Ground Floor
Approximate Floor Area
398 sq. ft
(36.97 sq. m)

First Floor
Approximate Floor Area
398 sq.ft
(36.97 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.



Outside, and to the rear, is a pretty and fully enclosed garden which has been landscaped to provide separate outdoor spaces that are linked together by an attractive pathed path and there is also a very sweet little summer house positioned to capture the afternoon sunshine.

The property has two off street parking spaces, one to the front, the other to the rear at the back of the garden.

“The house is in such a quiet location - we’ve enjoyed spending time in the garden.”

It is testament to the quality and impeccable standard of finish that the Willow Group employ in every development they do, as well as how well the cottage has been cared for by the current owners, that Number 3 Docking Grange feels almost as new as it did when it was first completed some seven years ago. Since then it has been a much loved home from home but it is now time for another family to enjoy it.





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-serviced, 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.



Note from the Vendor



Old Hunstanton Beach

"There are so many lovely places nearby - we visit the beautiful beaches all year round."

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. LPG Calor gas fired heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0044-3863-7733-9226-5825

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: ///unimpeded.lasted.professes

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



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