



THE STORY OF

Godwits

Docking, Norfolk

SOWERBYS

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Bradmere Lane, Docking,
Norfolk, PE31 8NQ

Double Fronted Brick and Flint Property

Bright Kitchen/Dining Room

Cosy Sitting Room

Three Double Bedrooms

En-Suite and Family Bathroom

Enclosed Private Garden

Off Street Parking

Separate Garage

Quiet Village Location

SOWERBYS BURNHAM MARKET OFFICE

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“...presents itself as an ideal family home.”

With just the right balance of living and entertaining space on the ground floor to complement the three double bedrooms upstairs, Godwits presents itself as an ideal family home.

Upon entering, you'll find a spacious central hall that leads to the primary living areas. To the west lies the heart of the home, the kitchen dining room. The kitchen, situated at the southern end, offers a view of Bradmere Lane through its window above the sink, making meal preparation a delightful experience. A sociable breakfast bar separates the kitchen from the dining area, providing a cosy spot for tea and chats with friends.

On the opposite side of the hall, the sitting room boasts a charming brick fireplace, perfect for cosying up on winter nights. In the summertime, the french doors can be opened to welcome in the sunshine.

Upstairs, three generous double bedrooms await, with the principal bedroom featuring an en-suite shower room, while the other two share a family bathroom. Additionally, there's a guest WC on the ground floor for added convenience.

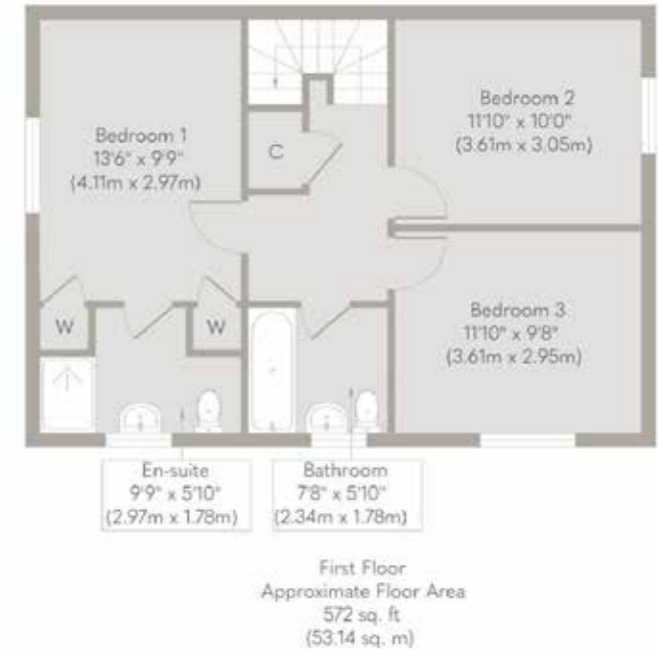




Outside, the property boasts an enclosed east-facing garden, providing privacy and ample space for both two and four-legged family members to play safely. At the end of the garden, a gate leads to the brick garage and private parking.

Godwits has been cherished by multiple generations as a beloved family retreat, creating countless cherished memories. Now, it awaits a new family to begin their own journey of making lifelong memories.





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.



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.



Note from the Vendor



“Godwits is a lovely home boasting an east-facing garden with ample space to enjoy as a family.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2418-3035-8202-5274-2204

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

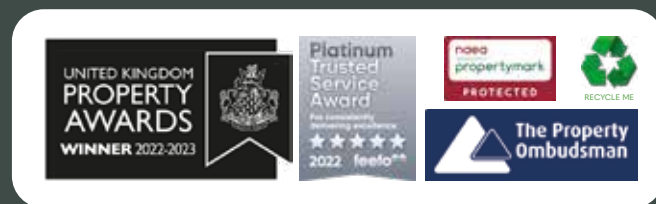
Freehold.

LOCATION

What3words: ///shining.excellent.softly

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