



INTRODUCING

The Gloster

Plot 1, Blenheim Place, Norfolk

SOWERBYS



Brand New Home

Village Location

Semi-Detached

Close to North Norfolk Coast

Three Bedrooms with Principal En-Suite

Popular North Norfolk Location

Off Road Parking and Garage



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The Gloster

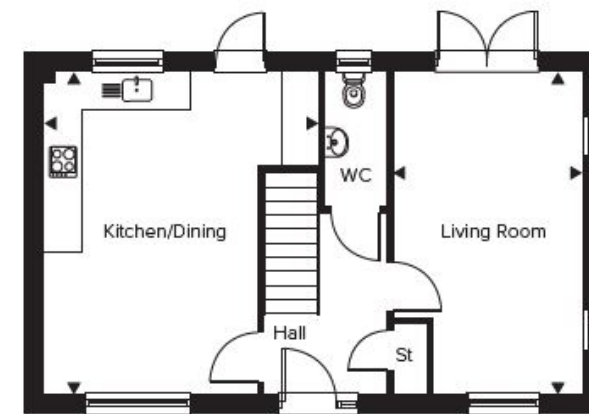
Plot 1, Blenheim Place, Docking, Norfolk
PE31 8LS

The Gloster is an attractive double fronted semi detached house that epitomises the perfect family home, encompassing functionality and cosiness, with space for a bustling family schedule, all overlooking open green space, offering moments for slowing down and reflection.

The ground floor is equally divided between a very generous kitchen/dining room amply sized for a table to fit the whole family, and the living room with French doors to the south facing garden beyond, offering indoor out door flow in the summer months.

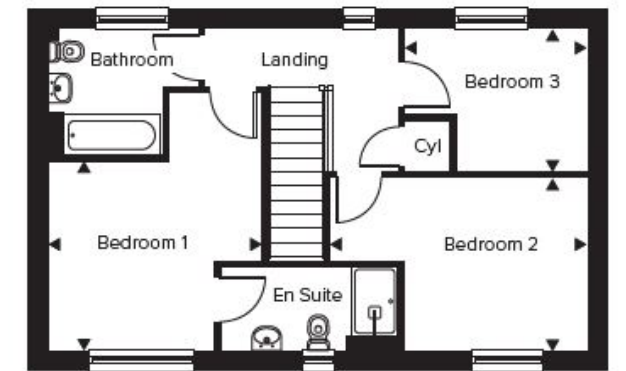
To the first floor there are three well proportioned bedrooms with the principal bedroom boasting an en-suite shower room with bedrooms two and three sharing the family bathroom.

Completing The Gloster to the exterior, there are two off road parking spaces, adjacent to the detached garage within the rear garden. The large south facing garden is the perfect space to spend lazy summer evenings after a day at the beach.



GROUND FLOOR

Kitchen/Dining	5.59m x 4.77m	18'4" x 15'8"
Living Room	5.59m x 3.28m	18'4" x 10'9"



FIRST FLOOR

Bedroom 1	3.70m x 3.23m	12'2" x 10'7"
Bedroom 2	4.47m x 2.99m	14'8" x 9'10"
Bedroom 3	3.17m x 2.48m	10'5" x 8'2"

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.



Views over near by Brancaster

“Comfortable and stylish living spaces that are socially conscious”

THE DEVELOPER



SERVICES CONNECTED

Mains water and Electric
Air Source Heating

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

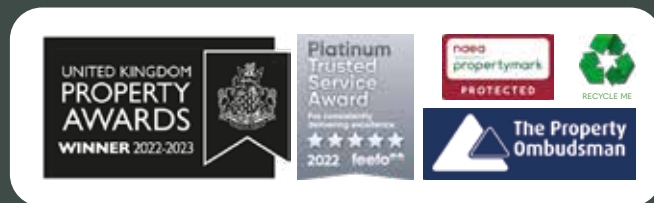
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AGENT'S NOTE

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