



THE STORY OF

14 Manor Road

Docking, Norfolk

SOWERBYS



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14 Manor Road

Docking, Norfolk
PE31 8GP

Three Double Bedrooms

Snug/Bedroom Four

Free Flowing Living Space

South-Facing Garden

Separate Garage

Family Bathroom

Full ICW Guarantee

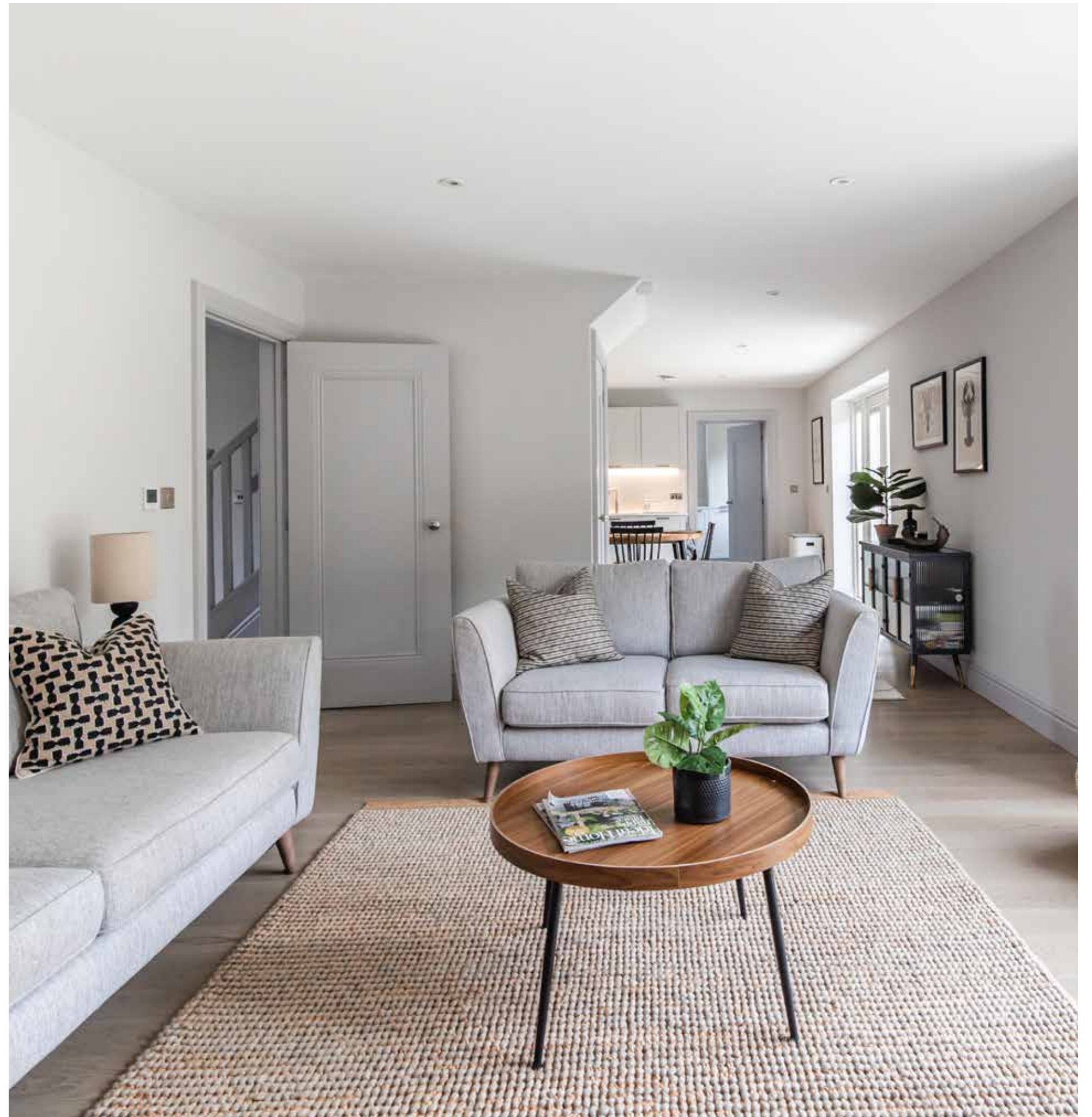
Air Source Heating

Beautiful Setting

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Forming part of the incredibly popular Heartwood development, Number 14 is an immaculately presented new home which is located on the south eastern edge of this new home site, in one of the most private positions.

From the front this house has an almost Georgian appearance, enhanced by the wonderful detailed brickwork and whilst it has a very welcoming front door this is a home that will naturally be entered via the utility room at the rear. Where better to shake off damp raincoats or sandy shoes after a walk than in here, and it is also convenient for unloading the weekly shop.

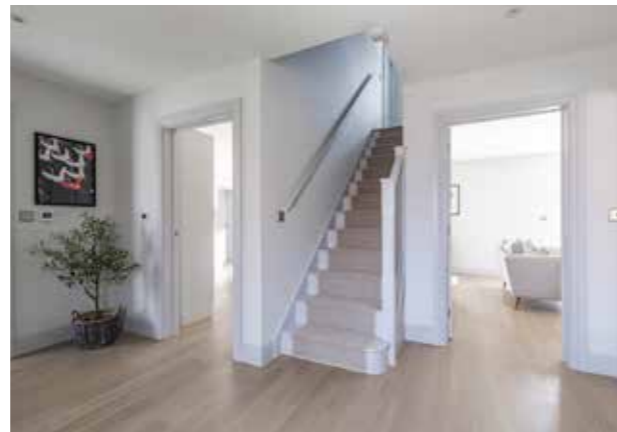
The contemporary and stylish kitchen dining room is semi open plan through to the sitting room allowing for a really free flowing entertaining and living space, and with the two sets of french doors open to the garden beyond, this room is incredibly light and airy in the summer months. To the front of the house there is an wonderfully generous central entrance hall that is so welcoming, as well as a large snug which can easily be used as a ground floor double bedroom, and the guest WC opposite is large enough to accommodate a shower cubicle if you want to add value.

Upstairs there are three large double bedrooms, the principal has an en-suite shower room as well as a bank of fitted wardrobes, whilst the other two share the family bathroom.



...sitting in the living room with the french doors open...such a peaceful spot and so bright and airy.







We love the sense of community, both in the village and on the development.



To the rear is a large south-facing garden that is completely enclosed, so very safe for your two or four legged little ones. It is mostly laid to lawn with a patio area immediately off the rear of the house. There is off-street parking beside the house as well as a large red brick garage with door into the garden.

Number 14 has a truly enviable position within Heartwood, its south-facing garden is incredibly private and being right beside the newly refurbished village tennis courts, it almost feels like they are part of it!

With the central duckpond, and the very generous spacing of beautifully designed and individual houses around it, this beautiful site has become one of the prettiest parts of the village.



First Floor
Approximate Floor Area
810 sq. ft
(75.21 sq. m)



Garage
Approximate Floor Area
271 sq. ft
(25.16 sq. m)

Ground Floor
Approximate Floor Area
908 sq. ft
(84.32 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.

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Docking

POSSIBLY ONE OF
NORFOLK'S BEST HIDEAWAYS

Docking is one of Norfolk's best hideaways, just four miles from the sea and a short drive from the market towns of Fakenham and Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272 feet and was once known as 'Dry Docking' due to its lack of drinking water. In the 18th century, a well was sunk, and residents paid a farthing per bucket until mains water was installed in 1936. During World War II, RAF Docking airfield operated nearby, and Docking Hall housed actors Richard Burton, Robert Hardy, and Warren Mitchell.

Today, Docking boasts a strong community with a thriving nursery and primary school, filling the streets with the sound of children playing. The village is well-serviced with a GP surgery, village store with Post Office, playing field, tennis court, bowling green, popular fish and chip shop, and The Railway Inn.

Buyers have a wide range of property options, including traditional brick and flint cottages, classic Georgian houses, and quality new-build homes. One notable development is Four Miles, named for its proximity to Thornham and Brancaster, offering cottages, barns, and apartments designed to blend with the countryside.

Docking residents can enjoy growing their own produce or visit the weekly farmer's market at Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with fresh produce from local smallholders 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



View towards the coast from Barrow Common

“We love the coastline and the numerous walks, and the thriving community that Docking offers.”



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 1537-0031-9300-0208-0202

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: ///tank.masterpiece.offstage

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SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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