



THE STORY OF

April Cottage

Docking, Norfolk

SOWERBYS



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Docking, Norfolk
PE31 8LQ

Detached House

Open-Plan Kitchen/Dining/Family Room

Garden Room

Reception Room

Four Double Bedrooms and Three Bathrooms

Ground Floor Bedroom Suite

Garage and Off Street Parking

Large Private Garden

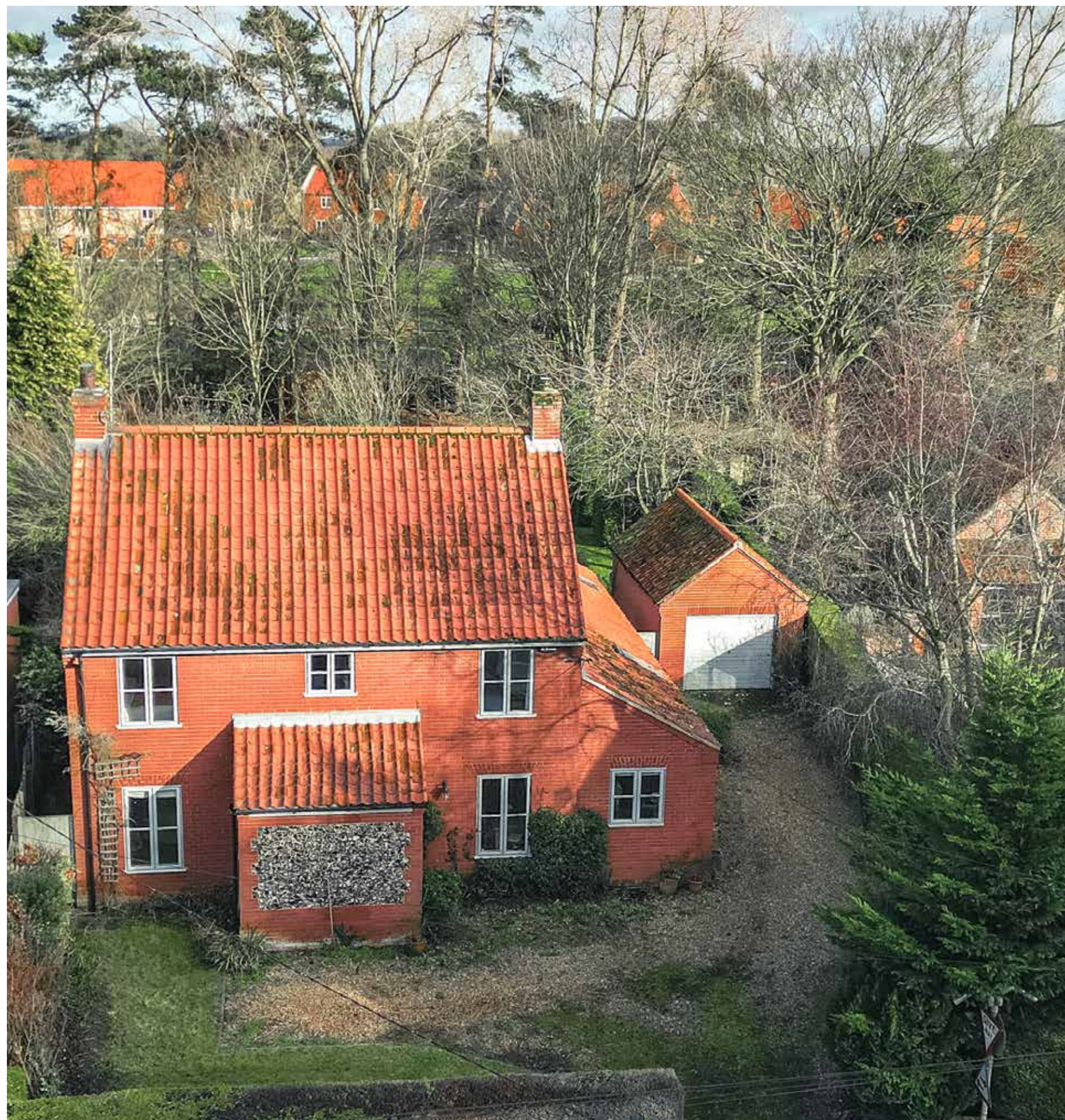
Central Village Location

No Onward Chain

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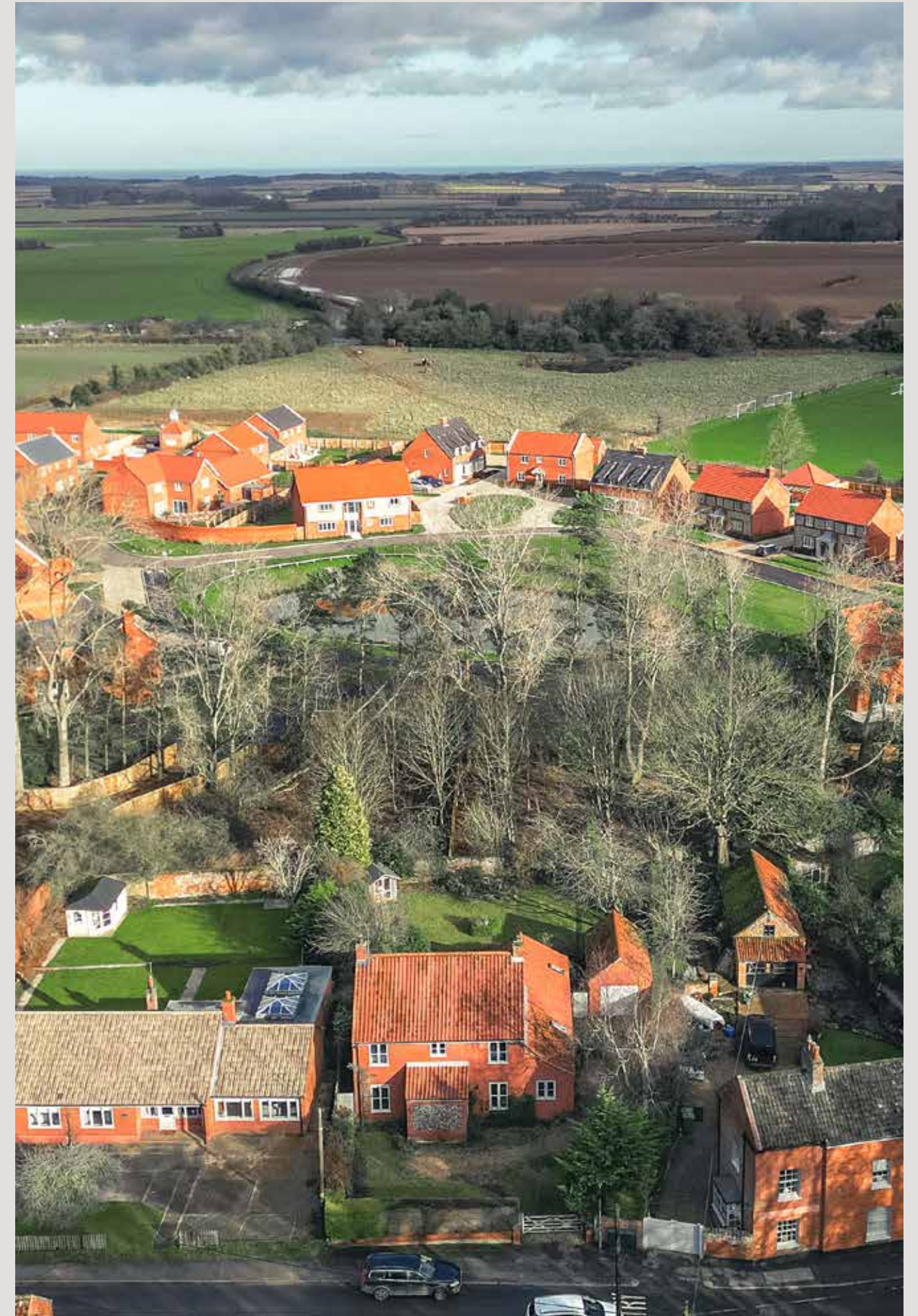
Set back on a generous plot, April Cottage is a charming red brick detached house built approximately 30 years ago.

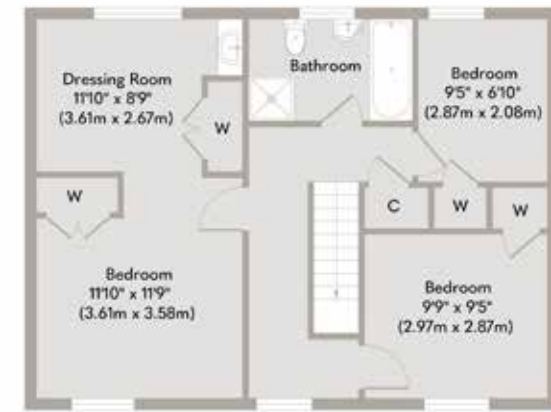
The ground floor is thoughtfully laid out and, unusually for a property of this age, was designed well ahead of its time—perfectly suited to modern family living. At the heart of the home is the centrally positioned kitchen, which seamlessly connects to a spacious family room. This versatile space accommodates both dining and seating areas, making it ideal for everything from relaxed family suppers to more formal occasions. On the other side of the kitchen, the much-loved garden room is bathed in natural light, thanks to its lantern ceiling and french doors opening onto the garden. This open-plan arrangement allows the living spaces to flow effortlessly together.

For those seeking a cosier retreat, the formal sitting room offers a welcoming atmosphere, featuring a central log-burner for chilly winter evenings. French doors also lead out to the garden, inviting a cooling breeze on warm summer days. Additionally, a useful study provides a quiet workspace and has occasionally doubled as an extra bedroom when family and friends have gathered for Christmas or special occasions.

Upstairs, there are three well-proportioned bedrooms, the largest of which includes a substantial dressing room that could easily be converted into an en-suite. These bedrooms currently share the family bathroom.

A fourth bedroom, a spacious double, is conveniently located on the ground floor at the rear of the garden room and benefits from an en-suite shower room. This modern design is ideal for guest accommodation, offering privacy from the main family space, as well as providing the option for future-proofed, single-storey living.





First Floor
Approximate Floor Area
638 sq. ft
(59.27 sq. m)



Ground Floor
Approximate Floor Area
1,231 sq. ft
(114.36 sq. m)

Garage
Approximate Floor Area
231 sq. ft
(21.46 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 Sowerbys



“Set back on a generous plot, April Cottage is a charming red brick detached house built approximately 30 years ago.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0370-2947-4490-2025-3615

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: ///confronts.fearfully.moves

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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