



THE STORY OF

3 Bernaleen Cottages

Docking, Norfolk

SOWERBYS



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Station Road, Docking, Norfolk
PE31 8LT

Four Bedrooms

Off-Street Parking

Countryside Views

West Facing Garden

Newly Built Home

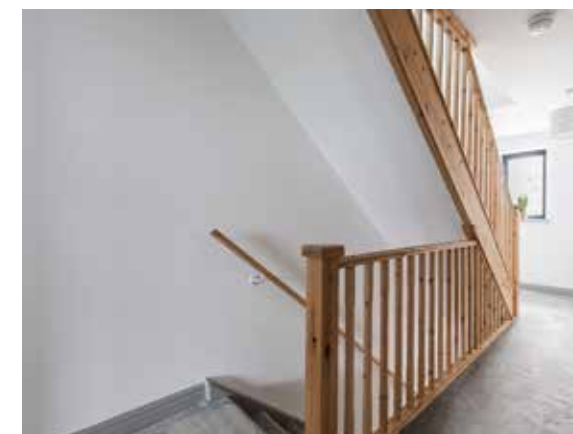
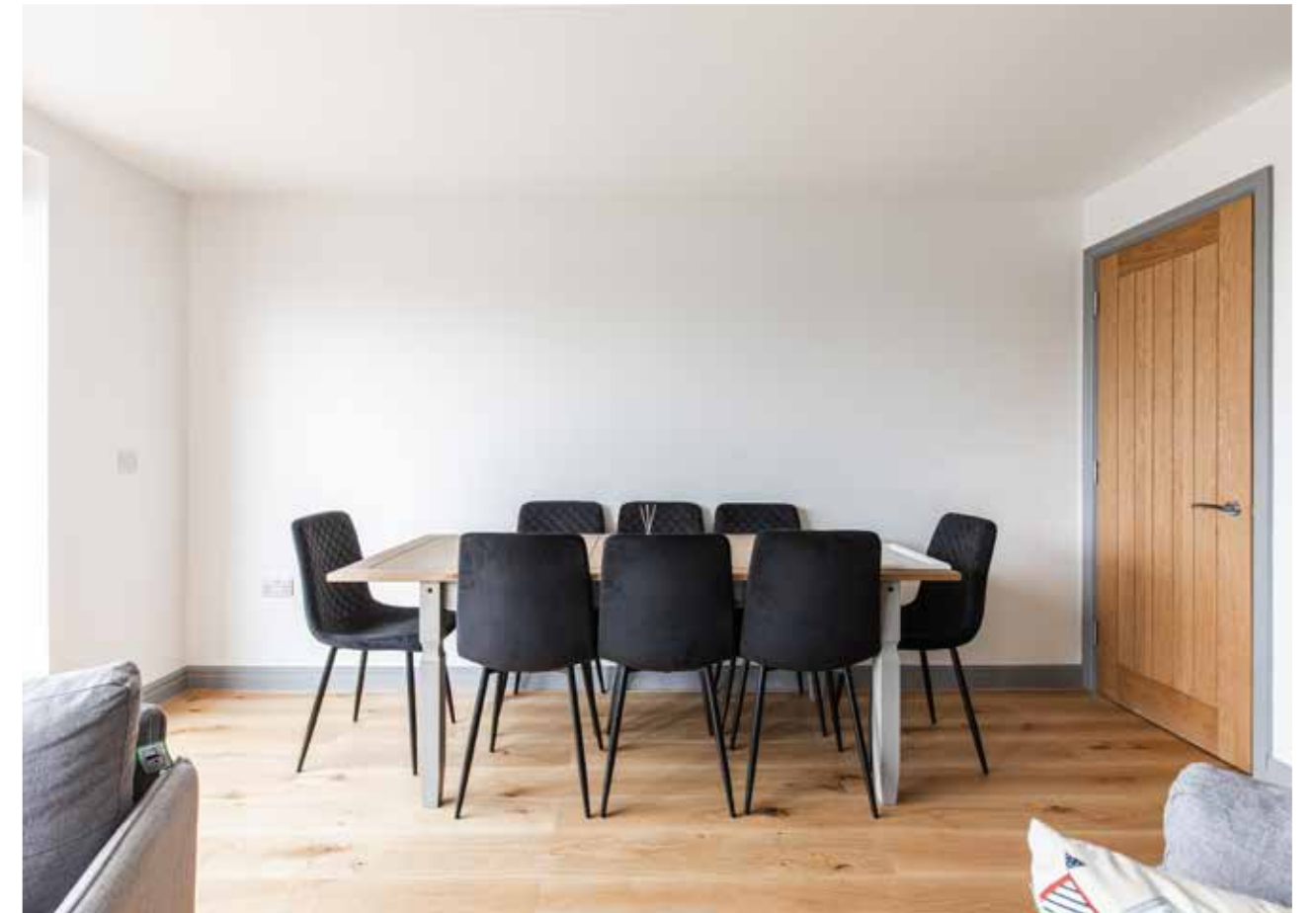
Brick and Flint

Central Village Location

Semi-Detached

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Set back from the road and featuring a very attractive traditional flint frontage, this is an extremely well-balanced four-bedroom new home.

On the ground floor, the living space is completely open plan, with a sociable kitchen island that's ideal for catching up over a morning coffee. There is ample space for a dining table and seating area, and with the bi-fold doors open, it's a space that really comes into its own during the summer months. It's easy to picture an early evening barbecue out on the patio as the sun sets to the west.

Upstairs, the bedrooms are arranged over the upper floors. There are two large doubles and a single bedroom on the first floor, which share the family bathroom, while the principal bedroom suite is on the second floor, offering far-reaching views over the open countryside beyond.

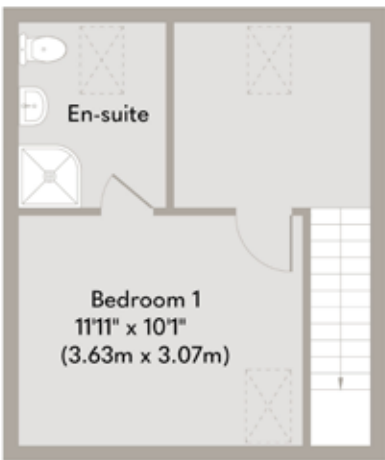


Outside, to the front, there is gravelled off-street parking for two cars, and to the rear, the garden is fully patioed and west-facing.

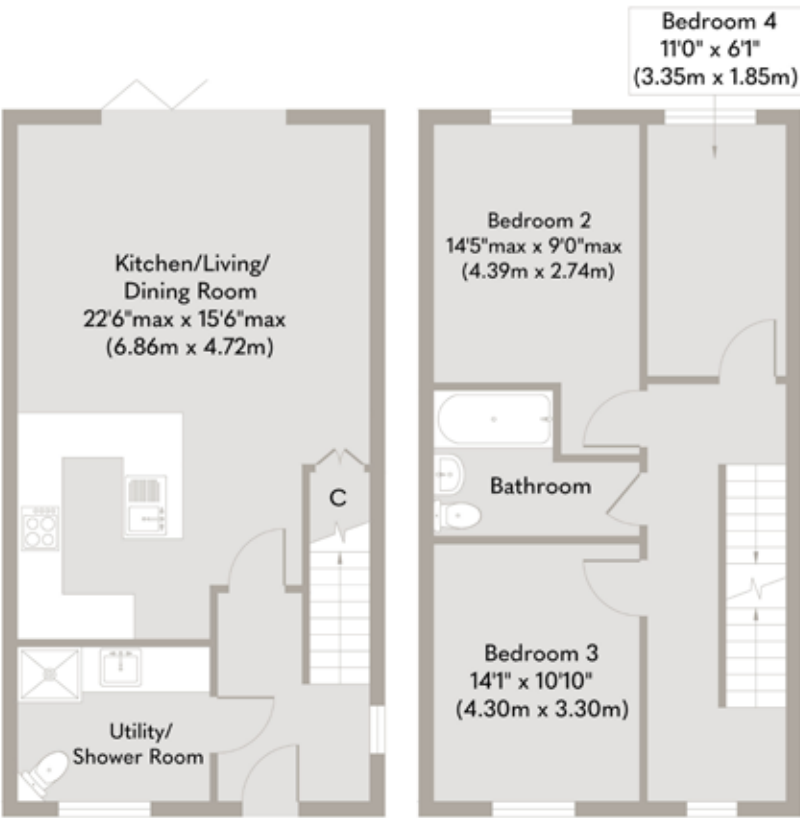
“Enjoy field views and central village location.”

No. 3 Burnaleen Cottages was completed as a new home last year and, as such, is presented in almost brand-new condition throughout. Its central position within the village makes it an ideal permanent residence or home-from-home.





Second Floor
Approximate Floor Area
285 sq. ft
(26.45 sq. m)



Ground Floor
Approximate Floor Area
455 sq. ft
(42.24 sq. m)

First Floor
Approximate Floor Area
455 sq. ft
(42.24 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.

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



“There’s a delightful comfort to living in a new build home in a rural location.”



SERVICES CONNECTED
Mains electricity, water and drainage.

COUNCIL TAX
Band C.

ENERGY EFFICIENCY RATING
To be confirmed.

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: ///fiction.grumbling.crimson

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

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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