



THE STORY OF

3 Yeomans Close

Docking, Norfolk

SOWERBYS



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3 Yeomans Close

Docking, King's Lynn, Norfolk
PE31 8QX

Immaculately Presented Modern Home

Peaceful Yet Central Village Setting

Three Generous Double Bedrooms

Principal Suite with Stylish En-Suite

Elegant Open-Plan Living Space

French Doors to West Facing Garden

Landscaped Garden with Large Patio

Charming Car Port and Private Parking

High Quality Finish Throughout

Close to Coast and Village Amenities

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Located in a peaceful, private, and central position within the increasingly popular North Norfolk village of Docking, 3 Yeomans Close is a beautifully balanced and modern three bedroom home. Completed just three years ago, this immaculately presented property enjoys a tranquil yet convenient setting, ideal for those seeking a slice of North Norfolk life, whether full-time or as an idyllic retreat.

The ground floor offers an easy, open-plan layout, with a spacious kitchen, living, and dining area designed for modern family living and flooded with natural light. There is ample space for a large dining table and a relaxed seating area, all centred around french doors that open onto a glorious west-facing garden, perfect for soaking up the afternoon sun or entertaining on the generous paved patio.

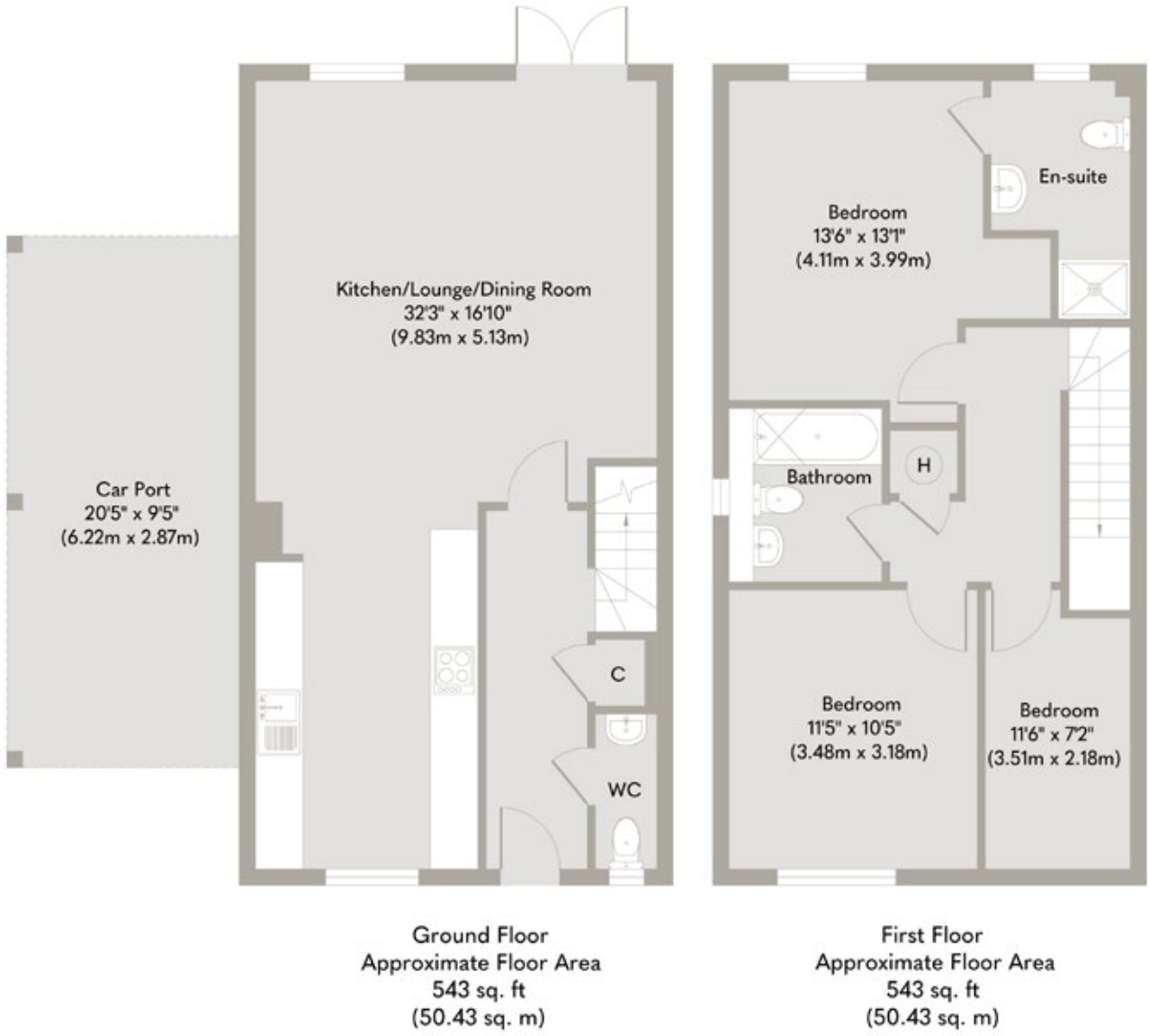
Upstairs, there are three well-proportioned double bedrooms, including a generous principal suite with an en-suite shower room. The remaining bedrooms share a stylish family bathroom, while a guest WC off the entrance hall adds further practicality.

Externally, the home continues to impress with off-street parking, a charming car port, and a thoughtfully landscaped garden. With mature borders, a large patio, and secure fencing, the outdoor space is ideal for both children and pets to enjoy.

Originally purchased as a relaxing home-from-home, the current owners were so captivated by Docking's charm and its proximity to the coast. It is easy to see why. With the stunning North Norfolk coastline just a short drive away and a thriving village community on your doorstep, 3 Yeomans Close presents an exceptional opportunity to embrace the Norfolk lifestyle, whether for weekends away or for good.







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



“With its westerly aspect, the house is bathed in natural light from morning until evening.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 0171-3380-3470-2597-6231

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: ///asks.rooks.crescendo

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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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