



THE STORY OF

1 Kingsdown

Docking, Norfolk

SOWERBYS



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1 Kingsdown

Stanhoe Road, Docking, Norfolk
PE31 8PA

Four Double Bedrooms

Four En-Suites

Stunning Kitchen

Open Plan Living

Enclosed South-Facing Garden

Brick and Flint Frontage

Off-Street Parking

More Than 2,000 sq. ft.

SOWERBYS BURNHAM MARKET OFFICE

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“The open plan living are is free-flowing and wonderfully spacious.”

Completed just over three years ago, by the highly regarded Ferne Homes, this is a beautifully presented brick and flint home in one of North Norfolk's best-served villages.

Set well back and with an attractive and traditional brick and flint frontage, one thing which immediately strikes you upon entering this house is the enormous sense of space which the wonderfully wide and welcoming entrance hall provides.

This feeling is followed through into the rest of the ground floor as the double doors take you into the fabulous open plan living and entertaining room which makes up the majority of the

ground floor. The room is free-flowing but naturally segregates into three very distinct spaces.

Immediately to the right is a stunning kitchen with sleek units on three sides, down-lighters running around the skirting and a pebbled splash back to the double oven which beautifully mirrors that traditional exterior, the attention to detail in this room alone is faultless.

Move into the dining area which beyond it is a reception space with french doors at the end for summertime access out to the garden, as well as a cosy fireplace for winter comfort. There is also a ground floor WC and a utility room.





The four bedrooms, all with fitted wardrobes, are arranged over the first and second floors. The principal bedroom has an en-suite bathroom with separate shower cubicle, whilst all the other three double rooms have en-suite showers.

To the rear of the house there is a south-facing and fully enclosed garden which is mostly laid to lawn but with a paved patio area wrapping around the southern and western side of the house for maximum enjoyment of natural light. To the front of the house there is an abundance of gravelled off-street parking.

Docking has much choice for new build properties, however the impeccable attention to detail and the immaculate finish evident here is unquestionable; it is of such a high standard you could be forgiven for thinking that the house had been built by an owner/occupier. It really is a 'best in show' for the village.





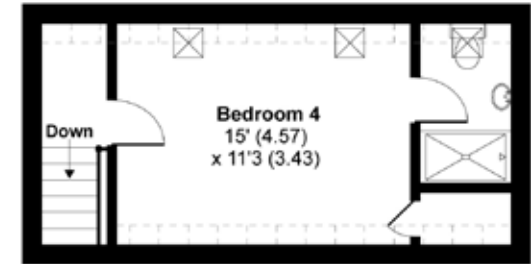
Stanhoe Road, Docking, King's Lynn, PE31

Approximate Area = 2042 sq ft / 189.7 sq m
Limited Use Area(s) = 45 sq ft / 4.1 sq m

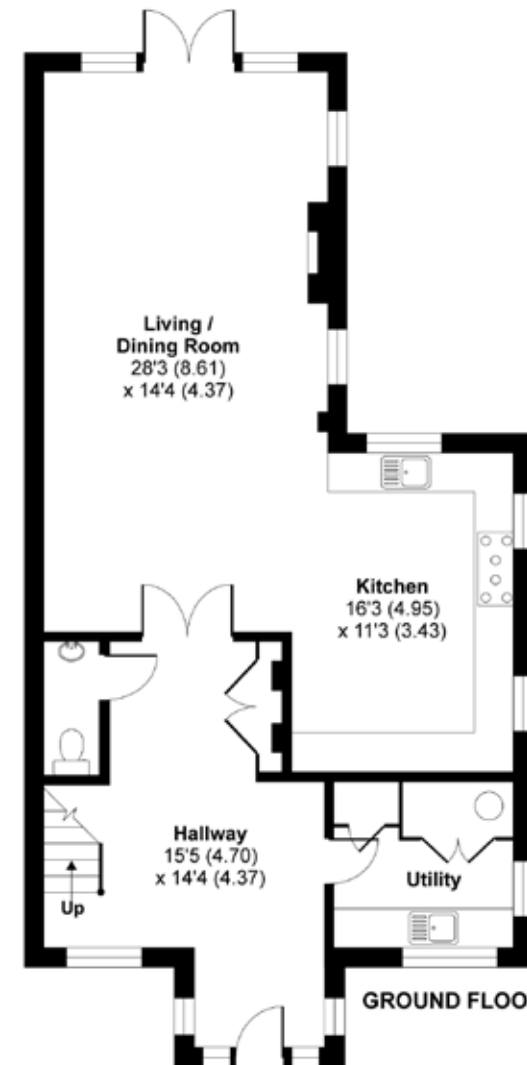
For identification only - Not to scale



Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Sowerbys. REF: 585753

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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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-serviced, 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.



Note from Sowerbys



"A village with a great community spirit, Docking is a great place to enjoy North Norfolk."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 8250-7438-7060-6149-2296

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: ///stiletto.achieving.extremely

AGENT'S NOTE

Images show the property from when it was previously furnished.

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



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