

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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****NO ONWARD CHAIN**** A mature Detached Bungalow offering accommodation including; Entrance Hall, Kitchen/Dining Room, Living Room, Conservatory, Three Double Bedrooms, and Bathroom. The property which requires a schedule of refurbishment, benefits from UPVC double glazing and oil fired central heating along with ample off-road parking and good-sized, well-stocked, mature gardens to the front and rear.

The property is situated in a non-estate position within the popular rural village of Docking. The village offers a small supermarket and post office, a fish and chip shop, a public house, a large village playing field, tennis court and bowling green. A wider range of shopping and leisure facilities can be found in nearby towns of Hunstanton (7 miles) and King's Lynn (15 miles). The North Norfolk Coast is just a short drive (approx 6 miles).

Fakenham Road, Docking, Norfolk, PE31 8NW

Price - £325,000 Freehold

STORM PORCH WITH UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured and coved ceiling, power point, access to roof space, single radiator, telephone socket, built-in storage cupboard, linen cupboard. Doors to; kitchen/diner, living room, bedroom one, bedroom two and bathroom.

KITCHEN/DINING ROOM

DINING AREA

8' 5" x 9' 11" max (2.57m x 3.02m max)

Textured and coved ceiling, tiled floor, power points, double radiator, UPVC double glazed window to front, round edged work surface with cupboards under. Door to living room. Arched opening through to:-

KITCHEN

9' 11" x 10' 7" (3.02m x 3.23m)

Textured and coved ceiling, tiled floor, power points, UPVC double glazed window to front, range of matching wall and base units with round edged work surfaces over, tiled splash-backs, one and half bowl sink unit with single drainer and mixer tap over, plumbing provision for washing machine, wash hand basin, space for cooker, solid fuel range (not working). Door to:-

FAMILY ROOM / BEDROOM THREE

17' 10" max x 9' 4" max (4.85m max x 2.84m max)

Textured and coved ceiling, power points, single radiator, UPVC double glazed windows to the side and rear, built-in storage cupboard, UPVC double glazed windows and UPVC double glazed door to front.

LIVING ROOM

16' 11" x 13' 8" max (5.16m x 4.17m max)

Textured and coved ceiling, power points, television point, single radiator, feature fireplace with inset solid fuel fire (not working). Double glazed aluminium sliding door to:-

CONSERVATORY

13' 5" x 11' 2" (4.09m x 3.4m)

UPVC double glazing over a brick base, poly-carbonate roof, two single radiators, built-in storage cupboard with access to roof space over family room/bedroom three. UPVC double glazed double doors to rear.

BEDROOM ONE

16' 0" max x 10' 4" max (4.88m max x 3.15m max)

Textured and coved ceiling, television point, power points, single radiator, UPVC double glazed window to rear, pedestal wash hand basin with tiled splash-back, cupboard recess with low level WC, range of fitted bedroom furniture.

BEDROOM TWO

15' 11" max x 10' 5" max (4.85m max x 3.18m max)

Textured and coved ceiling, power points, television point, single radiator, UPVC double glazed windows to the front and side, built-in wardrobe, range of fitted bedroom furniture.

BATHROOM

6' 10" x 5' 11" (2.08m x 1.8m)

Textured and coved ceiling, tiled floor, UPVC double glazed window to rear, single radiator. Suite comprising; panelled bath with tiled splash-back and electric shower over, pedestal wash hand basin with tiled splash-back, low level WC.

OUTSIDE

FRONT

Laid mainly to gravel car standing with borders containing mature shrubs and plants, garden area to the side laid mainly to lawn with inset shrubs and plants, paved patio area, gate at the left side giving pedestrian access to the rear, enclosed area at the right with oil storage tank and external boiler cabinet housing oil fired boiler supplying domestic hot water and radiators. Gate to rear.

REAR

A good sized garden laid mainly to lawn with well-stocked, shaped borders and flower beds containing a large variety of mature shrubs and plants along with inset mature trees. Large timber garden shed which the vendor informs us was re-roofed earlier this year and had an electricity supply (currently disconnected at the main consumer unit)

DIRECTIONS

From Norfolk Lavender at the traffic lights in Heacham, proceed on the B1454 and head towards Sedgeford. At the end of the village bear left into Docking Road, again on the B1454. Continue to Docking and proceed all the way through the village onto Fakenham Road after the fork in the road. The property will be found further along on the right hand side.

SERVICES

Mains Electricity. Mains Water. Septic Tank Drainage. Oil Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

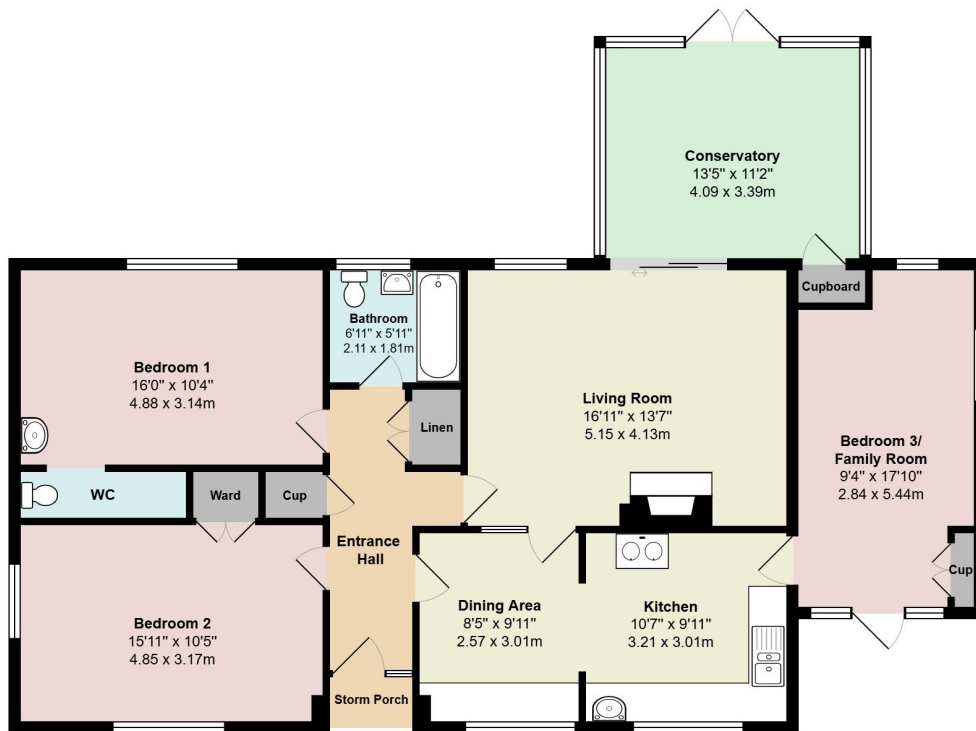
BAND D - £2,276.53 for 2025/26. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 1307 ft² ... 121.4 m²

All measurements are approximate and for display purposes only

Fakenham Road, Docking, Norfolk, PE31 8NW

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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