



Introducing
2 Wagg Courtyard
Docking

SOWERBYS

Upon arrival to the property, prospective tenants are immediately welcomed in to an entrance hall which home to a cloakroom with wash basin and WC leads to the generous ground floor accommodation.

The open plan kitchen diner is complete with sliding doors leading to a private courtyard garden, providing the ideal spot for entertainment and reception throughout all times of the day. The bespoke fitted kitchen is home to a wealth of both cupboard and worktop units in addition to an array of integral appliances, perfect for those looking to display their culinary skills!

The elegant sitting room within 3 Wagg Courtyard is bathed in natural light. Complete with French doors leading to the rear courtyard, the cosy room allows for unrivalled relaxation after a day of exploring the enchanting North Norfolk coastline.

Stairs located in the entrance hall lead prospective tenants to the first floor bedroom accommodation.

The principal bedroom is an extensive double room which with a walk in wardrobe also benefits from a luxury en-suite comprising a stone bath, stone cylinder basin, WC and a heated towel rail. The second bedroom is another versatile double room allowing for all desired furnishings.

Complementing the second bedroom is a further bathroom featuring a walk in shower, wash basin, WC and a heated towel rail.

Externally, the living accommodation seamlessly connects to a courtyard garden, complete with a wealth of mature shrubbery. To the front of the property, prospective tenants will find parking for two cars in addition to an electric vehicle charging point.

Offered on an unfurnished basis, 3 Wagg Courtyard is available now on an initial 12 month tenancy.

DOCKING

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.

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.

AGENT'S NOTE

Pets by negotiation

Two Allocated Parking Space

All rugs will be removed prior to a tenancy starting

The kitchen island will be clad or decorated in neutral tones

Items shown in the courtyard will be removed prior to a tenancy starting

Integrated Appliances: Fridge, Freezer, Washing Machine, Dishwasher, Induction Hob & Electric Oven

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: [///fleet.washable.obliging](https://www.what3words.com/#!/en/09q2-09q2-09q2)



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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