



DOCKING GRANGE

Sandy Lane, Docking, PE31 8NF
Guide Price £350,000

BROWN & CO

LOCATION

The property is tucked away off a quiet lane in the heart of Docking, an increasingly popular village which benefits from a thriving local community of residents alongside an increasing number of second homeowners and holiday cottages available to rent.

Docking is well appointed in general, there is a very good local shop / post office, a pub and a chip shop, all of which are within easy walking distance of the house. For main residents there is a primary school, doctors' surgery and church.

Situated just back from the coast, Docking is around 4 - 5 miles from the coast at Brancaster, Thornham or Heacham and around 5 miles from Burnham Market. Docking is also around 15 minutes' drive to Fakenham where there are a number of supermarkets to choose from.

DESCRIPTION

A very smart three bedroom terraced house, forming one of four homes in an exclusive development of an original Georgian House, tucked away in a quiet spot in the popular village of Docking. Beautifully presented throughout, there are three bedrooms, the principal of which has an en suite shower room, a fully enclosed rear garden with a summer house and two allocated parking spaces.

There are high ceilings throughout, lending a feeling of light and space in all the rooms. The kitchen / breakfast room is off the entrance hallway, to the front of the property and features a lovely window seat and sash window.

The modern kitchen features integrated appliances including fan assisted oven and

hob, dishwasher and fridge freezer and there is space for a small table and chairs.

The sitting room is flooded with light from the sash window and French doors out to the rear garden. This well proportioned room has plenty of space for sofas, dining table and occasional furniture. Just off the sitting room is the downstairs cloakroom.

Upstairs there are three bedrooms and the family bathroom. The principal bedroom is to the front of the house, a good sized double bedroom with an en suite shower room and fitted cupboard. Bedroom two is a smaller double and bedroom three is a single bedroom, both looking out over the rear garden. These two bedrooms share the family bathroom, with a bath and shower over, WC and wash hand basin.

OUTSIDE

To the front of the property is a brick weave parking area with allocated parking for one car and to the rear is a further allocated parking space with easy access to the rear garden.

The rear garden is fully enclosed with fencing, a patio area for al fresco dining, a summer house and a lawn.

HOLIDAY LET OPPORTUNITY

Projected Holiday Let Income: c. £650 - £995 per week

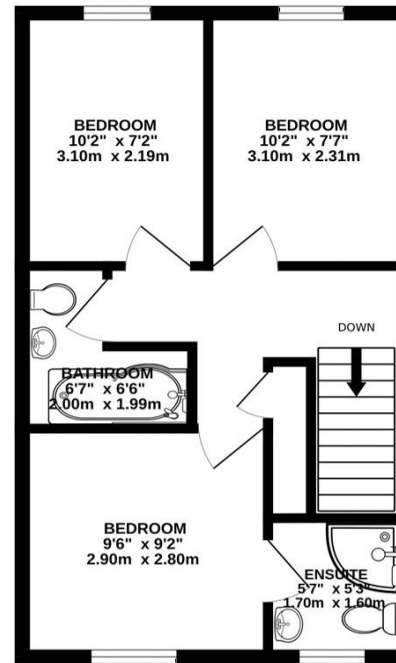
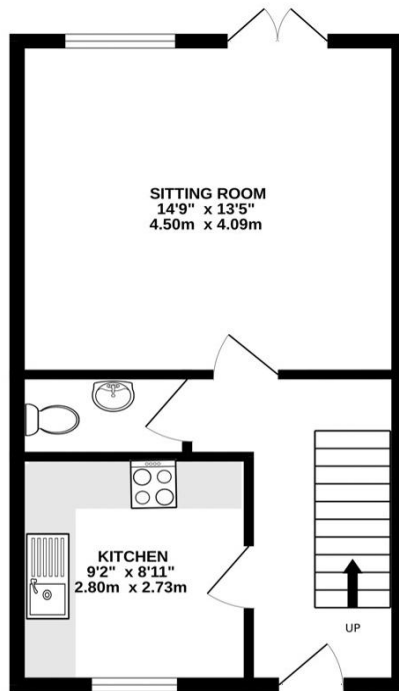
Projected Holiday Let Occupancy: c 20 weeks

Sleeping: 5/6 in three bedrooms

Currently a much loved second home which is used exclusively by family and friends. It has great potential to perform well as a holiday let, should that be of interest. Docking is a popular village for holiday makers, being so well located to access the sandy beaches and beautiful coastline of North Norfolk.







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TOTAL FLOOR AREA : 764 sq.ft (71 sq.m.)approx

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

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