



Kingfishers, Brancaster Road, Docking, King's Lynn, PE31 8NB

welcome to

Kingfishers, Brancaster Road, Docking

Situated in the sought after village of Docking close to Brancaster beach and Burnham Market, is this SPACIOUS, detached and well presented family home. The property has 3 bedrooms, ensuite, modern kitchen-diner, lounge, conservatory, a generous rear garden and garage. A must view!



Location

Docking is a pretty village in the north western corner of Norfolk which can trace its origins back to Roman times. Amenities include a primary school, The Railway Inn, a post office, doctors surgery, general store and fish and chip shop. Docking market offers local produce and products and takes place on Wednesday mornings at 'Ripper Hall', the village hall. The village is only 3-4 miles from the coast including the resort of Hunstanton and the popular village of Burnham Market. It is a great base for exploring many surrounding attractions. King's Lynn is a market town approximately 17 miles from Docking and has direct train routes through to Ely, Cambridge and London. Docking is an ideal location for a holiday home or permanent residence.

Entrance Hall

8' 10" x 7' 6" max (2.69m x 2.29m max)
Staircase to the first floor, radiator.

Lounge

18' 10" x 11' 4" max (5.74m x 3.45m max)
UPVC double glazed window to the front, feature fireplace, two radiators and sliding door to:

Conservatory

9' 10" x 8' 5" max (3.00m x 2.57m max)
UPVC double glazed construction with wood effect flooring, radiator and door to rear

Kitchen-Diner

18' 10" x 10' 9" (5.74m x 3.28m)
Range of wall and base units with worksurfaces over and inset sink and drainer. Range cooker with extractor hood over, built in fridge/freezer. Ceiling spotlights, radiator, UPVC double glazed window to the front and timber door and window to the side.

Utility Room / Cloakroom

7' x 6' 1" (2.13m x 1.85m)
WC, wash hand basin with vanity unit, radiator, window, space for washing machine and extractor fan.

First Floor Landing

Window, radiator, airing cupboard and access to loft space.

Bedroom One

14' 5" x 10' 11" (4.39m x 3.33m)
Radiator, window and fitted wardrobes

Ensuite Shower Room

Shower cubicle, WC, wash hand basin, window, radiator and extractor fan.

Bedroom Two

11' 4" x 10' 8" max (3.45m x 3.25m max)
Window, radiator and built in wardrobe

Bedroom Three

11' 4" x 7' 10" (3.45m x 2.39m)
Window, radiator and built in wardrobe

Bathroom

Bath, WC, wash hand basin, radiator and extractor fan.

Outside

To the front there is a large shingled driveway with parking for several cars which leads to the garage. The rear garden is established and mainly laid to lawn with a range of trees and shrubs. There is a patio seating area and a summer house.

Garage

Up and over door



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Kingfishers, Brancaster Road, Docking

- Set On a Generous Plot Of Approx 1/3 An Acre (STMS)
- Spacious & Detached Family Home
- 3 Bedrooms, Ensuite & Family Bathroom
- Sought After Village Location
- Modern Kitchen-Diner, Lounge & Conservatory

Tenure: Freehold EPC Rating: D

offers in excess of

£580,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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