



**Norfolk Heights, Docking, King's Lynn, PE31 8PW**





**welcome to**

**Norfolk Heights, Docking**

William H Brown are delighted to bring to the market this three bedroom terraced property in the highly desired village of Docking, just a short drive from the coast. The property boasts a beautiful garden, whilst inside there is a generous lounge, kitchen, 3 bedrooms, en suite & bathroom.



## 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.

## Lounge

17' 7" x 10' 11" ( 5.36m x 3.33m )

Two UPVC double glazed windows, radiator and feature fireplace.

## Kitchen

16' 10" x 14' 4" ( 5.13m x 4.37m )

Range of wall and base units with worksurfaces over and inset sink and drainer. Built in oven and hob with extractor over.

## First Floor Landing

UPVC double glazed window

## Bedroom One

10' 11" x 10' 11" ( 3.33m x 3.33m )

UPVC double glazed window, radiator

## Ensuite Shower Room

Shower cubicle, WC, wash hand basin, heated towel radiator.

## Bedroom Two

10' x 7' 10" ( 3.05m x 2.39m )

UPVC double glazed window, radiator and built in storage

## Bedroom Three

11' 2" x 6' 9" ( 3.40m x 2.06m )

UPVC double glazed window, radiator

## Bathroom

Bath with shower over, WC, wash hand basin and UPVC double glazed window



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## Norfolk Heights, Docking King's Lynn

- 3 Bedroom Terraced Property
- Good-Sized Lounge
- Modern Kitchen/Diner
- En Suite & Bathroom
- Generous Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£385,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HUN106646 - 0004

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