



Kingfishers, Brancaster Road, Docking, PE31 8NB



welcome to

Kingfishers, Brancaster Road, Docking

An attractive brick and flint cottage-style home near the North Norfolk Coast. Three double bedrooms, en-suite to main, kitchen/diner, lounge, conservatory, WC/utility, garage, gardens and ample parking . No chain.



Full of charm and character, this attractive brick and flint cottage-style house is perfectly positioned just a few minutes drive from the stunning North Norfolk Coast. Offering generous accommodation and excellent parking, it makes a superb family home or coastal retreat.

To the front, there is parking for several vehicles, while a side driveway leads to a garage providing further parking or storage options. Inside, the ground floor features a welcoming entrance hall, a spacious kitchen/diner ideal for family meals or entertaining, a useful WC/utility room, a comfortable lounge and a conservatory overlooking the rear garden.

Upstairs, there are three double bedrooms - all with fitted wardrobes - including a main bedroom with its own en-suite. A family bathroom serves bedrooms two and three, completing the well-balanced layout.

Outside, the rear garden offers a patio area with steps up to a lawn, perfect for enjoying the sun, along with a summer house for relaxing or hobbies. There is also handy pedestrian side access into the garage. Offered with no onward chain, this well-presented home combines space, practicality and coastal charm. Viewings are highly recommended.

Entrance Hall

Lounge

18' 10" x 11' 4" max (5.74m x 3.45m max)

Conservatory

9' 10" x 8' 5" max (3.00m x 2.57m max)

Kitchen-Diner

18' 10" x 10' 9" (5.74m x 3.28m)

Utility Room / Cloakroom

7' x 6' 1" (2.13m x 1.85m)

First Floor Landing

Bedroom One

14' 5" x 10' 11" (4.39m x 3.33m)

En Suite Shower Room

Bedroom Two

11' 4" x 10' 8" max (3.45m x 3.25m max)

Bedroom Three

11' 4" x 7' 10" (3.45m x 2.39m)

Family Bathroom

Outside

Garage



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welcome to

Kingfishers Brancaster Road, Docking

- Attractive brick and flint cottage-style home
- Only minutes from the North Norfolk Coast
- Three double bedrooms, all with fitted wardrobes
- En-suite to bedroom one and family bathroom
- Spacious kitchen/diner and separate lounge

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£425,000



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