



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



view this property online williamhbrown.co.uk/Property/HUN106878



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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HUN106878](https://www.williamhbrown.co.uk/Property/HUN106878)



Property Ref:
HUN106878 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)