



Introducing
Norfolk Heights
Docking

SOWERBYS

Sitting in this elevated position that gives Norfolk Heights its name, number fifteen is a very well presented two bedroom apartment situated on the first floor. Having undergone renovations throughout, in brief the accommodation comprises an open plan living space featuring brand new high specification fully equipped kitchen, two double bedrooms and a newly installed shower room. The property is available June 2nd on an initial 12 month tenancy.

Upon entering the apartment prospective tenants will find stairs leading to the landing which provides access to all accommodation throughout. The open plan living area boasts impressive dimensions with adequate space for all desired sitting/dining contents and furnishings. The contemporary high specification kitchen features a wealth of both cupboards and worktop units. The fully equipped kitchen is complete with integral electric oven, hob, dishwasher, and fridge freezer.

The primary bedroom within the apartment is a large double room with comfortable space for all traditional contents and furnishings, complete with a fitted wardrobe. The second bedroom is a narrow double room which alternatively offers itself perfectly as an office/study for those working from home. The recently installed bathroom features a walk in shower, wall mounted cupboard, heated towel rail, wash basin and WC. To complete the internal accommodation prospective tenants will find a utility cupboard located on the landing which is home to a washing machine.

The approach to the apartment is through the well maintained communal gardens that welcome you on your arrival and lead you around to the rear of the building and the large parking area with ample space for two vehicles.

The heating at Norfolk Heights is electric and the property is available June 2nd on an initial 12 month tenancy.

DOCKING

Docking is arguably one of Norfolk's best hideaways, just four miles from the sea yet a comfortable breeze away from the coastal crowds in the heat of summer, and within a comfortable drive of the market towns of Fakenham and elegant Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272ft and was once known as 'Dry Docking', because of its lack of drinking water. A well was sunk in the village in the 18th century and residents paid a farthing per bucket until a mains supply was installed in 1936. The small village played a key role in World War II when the RAF Docking airfield operated between

1940-1958, and nearby Docking Hall housed serving actors Richard Burton, Robert Hardy and Warren Mitchell during this time.

Today, a strong village community exists and Docking has a thriving nursery and primary school, and the heart-warming sound of young children enjoying playtime often echoes in the surrounding streets, as it has for centuries. Well-serviced, Docking also has a GP surgery, village store with Post Office, playing field, tennis court and bowling green, along with a popular fish and chip shop and good local, The Railway Inn. Buyers are spoilt for choice with a wide range of property including traditional, brick and flint and whitewashed cottages, classic Georgian houses and a growing range of quality new-build homes. One of the latest additions is Four Miles, so called for its short distance from the coastline at Thornham and Brancaster, which offers a range of quality cottages, barns and apartments on generous plots, sympathetically designed to fit in with their country location.

You may be inspired to try your hand at The Good Life and grow your own, but if you lack a green thumb try the weekly farmer's market at the village's Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with super-fresh produce from local smallholders and jars and delicacies from Norfolk artisan producers.

Offering the best of coast and country, it's easy to see why Docking is such a sought-after spot.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

AGENT'S NOTES

No Pets

Electric Heating

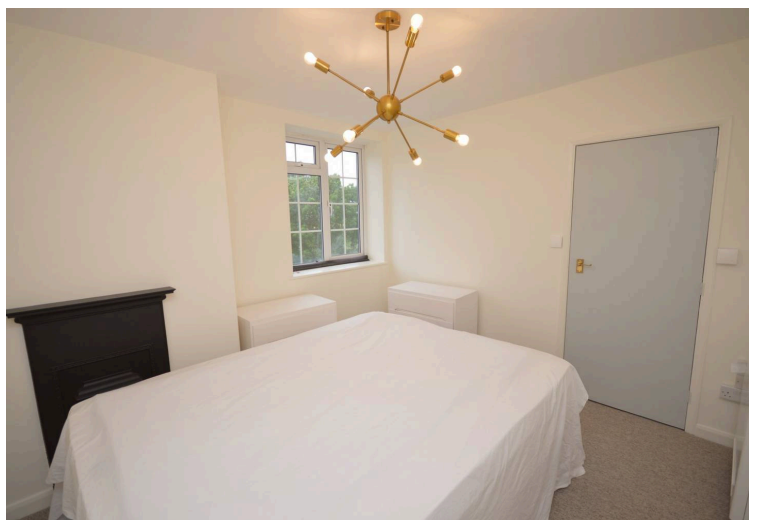
Available June 2nd 2025

Unfurnished

12 Month Initial Tenancy

LOCATION

What3words - [///sunroof.stood.roughest](https://www.what3words.com/sunroof.stood.roughest)



SOWERBYS

You can include any text here. The text can be modified upon generating your brochure.

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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