



Sandringham Avenue,
Docking

SOWERBYS

THE WHITE HOUSE

Avada Homes has built its unrivalled reputation for creating outstanding and beautifully finished properties in Norfolk over the last two decades. Designed with sustainability in mind, The White House offers spacious living, ideal for family life.

The kitchen, the heart of the home, features a central island for socialising whilst you cook and ample space for dining. Additional reception rooms offer versatile spaces which could be used as a study for those that work from home, and a snug/family room.

Bathed in natural light due to its dual aspect, the impressive living room has bi-fold doors opening out to the rear garden, seamlessly blending the indoors and out.

The central staircase leads up to four double bedrooms, with two more accessible via a separate staircase. With three en-suites and two further shower rooms, both family and guests are well-catered for.

In addition to the south-facing rear garden, The White House offers four parking spaces and an integrated 9.5m long garage.

With King's Lynn train station being a short distance away, this substantial home is in an ideal location for those that want to enjoy the Norfolk life, whilst maintaining direct travel links to London.

Available Now.

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.

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.

AGENTS NOTE

No pets.

Unfurnished.

Available now.

Furnished optional.

Air source heating.

12 month initial tenancy.

COUNCIL TAX

To be confirmed.

ENERGY EFFICIENCY RATING

B. 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.

LOCATION

What3Words: ///thanks.laminate.stress



SOWERBYS

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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