



Introducing
Little Lane
Docking

SOWERBYS

Nestled in a quiet location on the southern side of the charming North Norfolk village of Docking, this delightful, detached house boasts a traditional brick and flint exterior, exuding timeless character.

Upon entering, you are welcomed by a spacious central hallway from which all principal living areas and ground floor accommodation flow seamlessly. The kitchen offers a warm, farmhouse feel, complemented by an iconic Everhot oven, making it a perfect space for both cooking and socialising. The generous dining and reception room is an inviting space, offering ample room for a large dining table that the entire family can sit around and plan the day's adventures over breakfast and then later recount their heroics over supper. There is also plenty of room for a large seating area, featuring a cosy fireplace that is ideal for snuggling up in front of during the winter months, while the french doors provide an easy transition to the outdoors in summer whilst allowing a refreshing breeze to sweep through the house.

The ground floor also offers a double bedroom with an adjoining shower room, perfect for multi-generational living or as guest accommodation. Upstairs, you will find three further large double bedrooms, including a principal bedroom with an en-suite shower room. The remaining two bedrooms share a well-appointed family bathroom, which includes a separate shower cubicle for added flexibility.

The private, walled garden to the rear provides a tranquil and secure space for relaxation or outdoor entertaining. Alongside two off-street parking spaces, there is also a single garage, ideal for storing bikes, kayaks, and all the essential gear for enjoying the Norfolk countryside and coastline.

This is a perfect home for those seeking a peaceful village setting with all the benefits of modern living and a touch of traditional charm.

DOCKING

Docking is one of Norfolk's best hideaways, just four miles from the sea and a short drive from the market towns of Fakenham and Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272 feet and was once known as 'Dry Docking' due to its lack of drinking water. In the 18th century,

a well was sunk, and residents paid a farthing per bucket until mains water was installed in 1936. During World War II, RAF Docking airfield operated nearby, and Docking Hall housed actors Richard Burton, Robert Hardy, and Warren Mitchell.

Today, Docking boasts a strong community with a thriving nursery and primary school, filling the streets with the sound of children playing. The village is well-serviced with a GP surgery, village store with Post Office, playing field, tennis court, bowling green, popular fish and chip shop, and The Railway Inn.

Buyers have a wide range of property options, including traditional brick and flint cottages, classic Georgian houses, and quality new-build homes. One notable development is Four Miles, named for its proximity to Thornham and Brancaster, offering cottages, barns, and apartments designed to blend with the countryside.

Docking residents can enjoy growing their own produce or visit the weekly farmer's market at Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with fresh produce from local smallholders 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 E.

ENERGY EFFICIENCY RATING

E. 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: ///investors.tigers.amid

AGENT'S NOTES

No Pets

Oil Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy



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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