



Introducing
Manor Road, Docking

SOWERBYS

Enjoying a peaceful setting within an exclusive development in the North Norfolk village of Docking, this detached three-bedroom brick and flint property showcases a contemporary finish throughout. Designed to offer exceptional modern living, it sits just a short journey from the enchanting North Norfolk coastline. Available from January 10th on an initial twelve-month tenancy.

Upon arrival, prospective tenants are welcomed into a grand entrance hall. A cloakroom with wash basin and WC leads off this space, along with access to the well-proportioned ground-floor accommodation.

Without doubt, the hub of this impressive modern home is the open-plan kitchen and dining area — perfect for entertaining or everyday living at any time of day.

The bespoke, high-specification fitted kitchen includes an abundance of cupboard and worktop space, along with a central island ideal for showcasing culinary skills. It comes complete with a range of integrated appliances including an electric oven, hob, grill, fridge freezer, dishwasher and drinks cooler. The dining area is enhanced by French doors opening onto the private rear patio.

Bathed in natural light, the cosy sitting room at the front of the property offers versatile dimensions, allowing ample space for a variety of furnishings. It provides an inviting setting for relaxation, especially through the winter months. Completing the ground floor is a utility room, fitted with additional cupboard and worktop space and supplied with both a washing machine and tumble dryer.

Stairs from the entrance hall lead to the first-floor bedroom and bathroom accommodation.

The principal bedroom is a generous double room with views over the development's central pond.

It features a walk-in wardrobe and a luxury en-suite comprising a walk-in shower, wash basin, WC, heated towel rail and wall-mounted cupboard.

Both the second and third bedrooms are comfortable doubles with ample room for traditional furnishings. Serving these rooms, the family bathroom includes a shower over bath, wash basin, WC and heated towel rail.

Externally, the property offers a neighbouring driveway providing parking for two vehicles, along with a further allocated space in front of the detached single garage, which benefits from an electric supply. The beautifully landscaped, private enclosed garden features a low-maintenance lawn and patio, complemented by surrounding beds filled with mature shrubbery.

Available from January 10th on an initial 12-month tenancy.

AGENT'S NOTE

Unfurnished

Pets By Negotiation

12 Month Initial Tenancy

Available January 10th 2026

Air Source Underfloor Heating

COUNCIL TAX

Band E.

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.

LOCATION

What3Words: [///tasks.edit.clarifies](https://tasks.edit.clarifies)



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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

