



Introducing  
The Barns  
Sandy Lane, Docking

**SOWERBYS**

Enjoying a peaceful setting within the popular North Norfolk village of Docking, this beautifully presented detached three-bedroom home showcases a stylish and contemporary finish throughout. Approached via a private gravelled drive, the property is relatively new, having been designed and built in 2016 by the highly regarded local developer Willow Group Ltd.

On the ground floor the living space is both well-balanced and generous; on one side is an extensive bespoke kitchen/dining room with ample space for a dining table in addition to the central island - perfect for socialising. The fully equipped kitchen is offered with an electric oven, dishwasher and a drinks cooler. Neighbouring the kitchen, prospective tenants will find a separate utility which, with further worktop and cupboard units, is inclusive of a washing machine.

Beyond the entrance hall, the sitting room boasts versatile dimensions for all desired contents/furnishings and, featuring full-width bi-folding doors out to the west-facing garden, is flooded with natural light. The bi-fold doors lead to a raised terrace, perfect for entertainment during the upcoming spring and summer months. Completing the ground floor accommodation, prospective tenants will find a cloakroom, home to a wash basin and WC.

Stairs from the entrance hall lead to the first floor accommodation which is where you will find the three bedrooms, en-suite facility and family bathroom. The principal bedroom within the property is of impressive dimensions allowing for all desired contents and furnishings in addition to a fitted cupboard. Enjoying a picturesque countryside aspect, the principal bedroom is complemented with an en-suite comprising a walk-in shower, wash basin, WC and heated towel rail. The second bedroom is another comfortable double room sharing the beautiful countryside aspect. The third bedroom is a generous single room which could alternatively be utilised as an office/study for those working from home. Completing the internal accommodation, the elegant family bathroom comprises a free-standing oval bath tub, wash basin, WC and a heated towel rail.

The property is approached via a private gravel driveway providing parking for two vehicles in front of the double garage with electric supply. The low maintenance private enclosed gardens, feature a sizeable terrace, a lawned

area and an array of mature shrubbery with picturesque countryside beyond.

This exceptional barn is available May 17th 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.

A strong village community exists and Docking has a thriving nursery and primary school. 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.

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 E.

## **AGENT'S NOTES**

No Smoking

Pets By Negotiation

Unfurnished

Available May 17th 2025

12 Month Initial Tenancy

Underfloor Heating

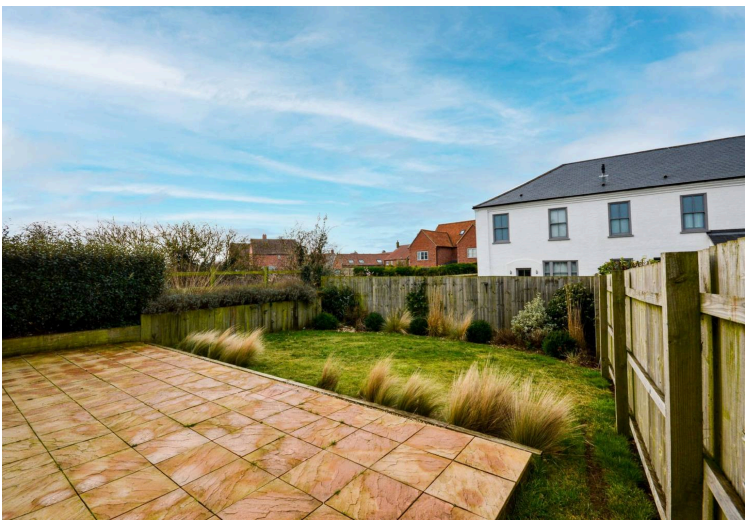
## **ENERGY EFFICIENCY RATING**

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: ///enchanted.scrub.stormed





# 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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