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BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

1 RAILWAY COTTAGES
STATION ROAD
DOCKING
PE31 8LY

Guide Price: £225,000



A three bedroom end terraced cottage

SPLIT LEVEL SITTING/DINING ROOM • KITCHEN • SHOWER ROOM •

FIRST FLOOR LANDING:

3 BEDROOMS

OUTSIDE: Ample parking space, front & rear gardens.

2 Store Sheds

SERVICES: MAINS WATER & DRAINAGE, ELECTRIC.

COUNCIL TAX BAND: 'B' (£1856.13 2026/27)



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

1 Railway Cottages Docking is a traditional flint, chalk and brick end terraced cottage situated towards the outskirts of the village but within reasonable distance of the local school, 'Spar' post office store and the 'Railway Inn' is also nearby.

The coast at Brancaster and Brancaster Staithe is only about 4 miles away and Hunstanton, Fakenham and King's Lynn are all easily accessible by car.

The accommodation has electric radiator heating and upvc double glazing and is presented in good order throughout, comprising:-

GROUND FLOOR

Split Level Sitting/Dining Room: 23'9"x15'9" (7.23x4.80) stairs to first floor, brick fireplace with wood burner, 3 radiators, two steps up to **Dining Area**.

Kitchen: 10'x7'3" (3.04x2.21) fitted with a range of modern units incorporating base and wall units, work surfaces and stainless steel sink, built-in electric oven, hob with extractor over, tiled floor, double glazed door to outside. **Lobby:** tiled floor, Airing Cupboard with electric boiler for central heating and hot water, plumbed-in washing machine.

Shower Room: 6'10" square (2.05) tiled floor, corner shower cubicle and electric shower, pedestal hand basin and wc, electric towel radiator, part-tiled walls.

FIRST FLOOR.

Landing: loft hatch.

Bedroom 1: 12'2"x10'6" plus alcove (3.70x3.20)
radiator, built-in wardrobe.

Bedroom 2: 10'2"x9' (3.09x2.74)
rural outlook.

Bedroom 3: 9'2"x6'9" (2.79x2.05)
rural outlook, radiator.

OUTSIDE

Double gates to shingled parking . Gate to the fenced and lawned front garden.

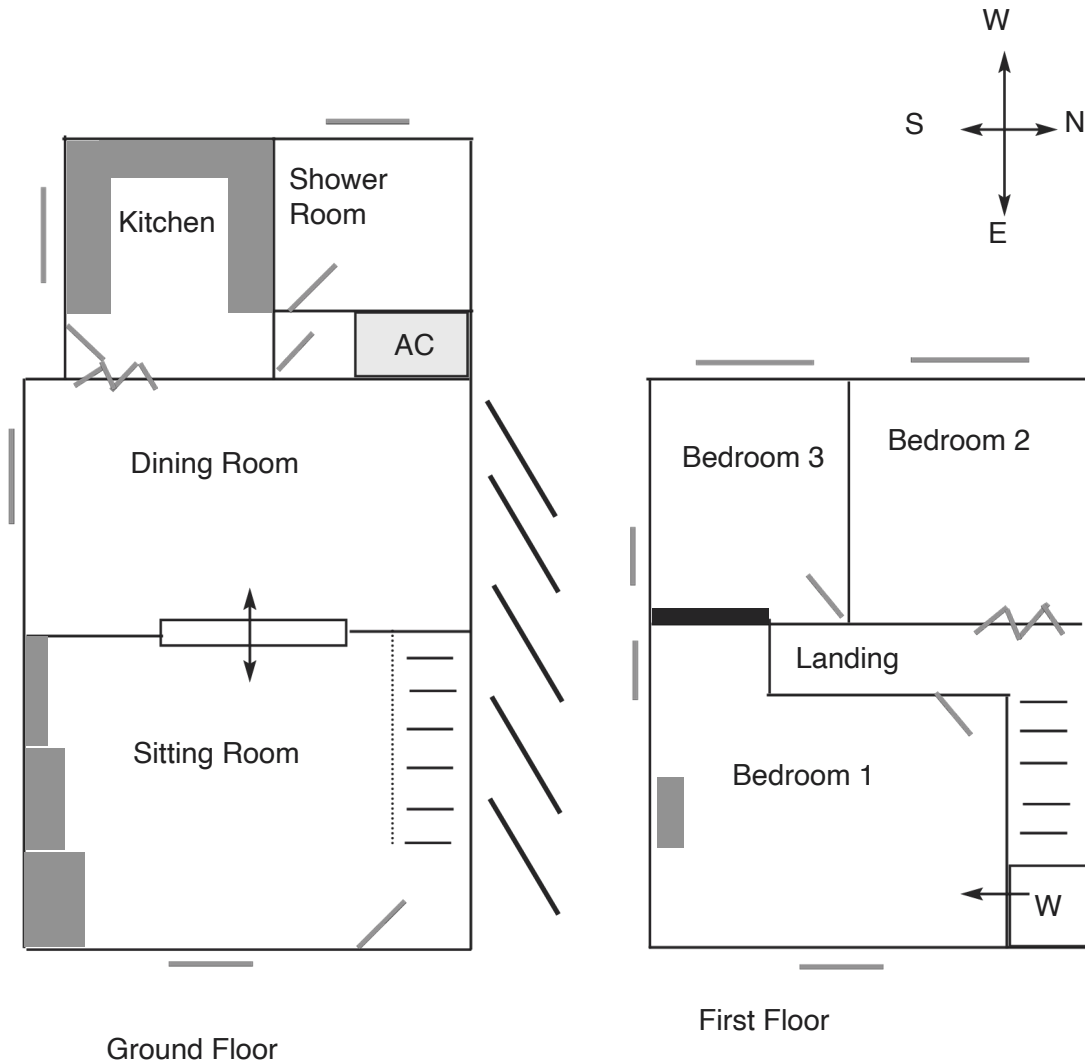
Footpath leading to the lawned rear garden.

Outside light and tap.

2 Wooden Store Sheds.



Floor Plan
for Identification Purposes Only
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.

SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.

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