LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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Norfolk, PE31 7EP

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** NO ONWARD CHAIN** A spacious detached chalet offering accommodation including; Entrance Hall, Kitchen, Utility, Living Room, Sitting Room, Dining Room/Bedroom Three and Shower Room to the ground floor along with Landing, Three Bedrooms (bed 1 en-suite) and Family Bathroom to the first floor. The property which benefits from UPVC double glazing and oil central heating has a good sized, mature garden to the rear, backing onto fields, along with ample off-road parking to the front and a double garage.

The property is situated in a non-estate position, within the sought-after village of Docking. The village offers a small supermarket and post office, primary school, church, a fish and chip shop, public house, a large village playing field, tennis court and bowling green. A wider range of shopping and leisure facilities can be found in nearby towns of Hunstanton (7 miles) and King's Lynn (15 miles). The North Norfolk Coast is just a short drive (approx.6 miles).

Meadow Court, Docking, King's Lynn, PE31 8NQ

Price - £375,000 Freehold

STORM PORCH WITH UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL
Textured and coved ceiling, LVT flooring, power point, single radiator, stairs to first floor landing, under stairs cupboard. Doors to; Kitchen, Sitting Room, Dining Room/Bedroom 3, Shower Room and double doors to Living Room.

KITCHEN
13' 6" max x 7' 10" max (4.11m max x 2.39m max)
Textured ceiling, vinyl floor covering, power points, double radiator, UPVC double glazed window to rear, plumbing provision for dishwasher. Range of matching wall and base units with round-edged work surfaces over and matching up stands, tiled splash-backs, twin bowl sink unit with single drainer and mixer tap over, space for cooker with cooker hood set in a pull-out canopy over, breakfast bar. UPVC double glazed stable door to rear. Opening through to:-

UTILITY ROOM
7' 10" x 6' 5" (2.39m x 1.96m)
Textured ceiling, vinyl floor covering, power points, UPVC double glazed window to side, plumbing provision for washing machine, round-edged work surface with tiled splash-back and cupboard under, wall units, tall boy unit.

LIVING ROOM
14' 1" opening to 17' 10" max x 11' 8" max (4.29m opening to 5.44m max x 3.56m max)
Textured and coved ceiling, power points, double radiator, UPVC double glazed window to front, feature walk-in inglenook style fireplace with UPVC double glazed windows to the ends along with a quarry tiled hearth and fire recess set in a brick chimney breast. Double doors to:-

SITTING ROOM
11' 7" x 11' 0" min (3.53m x 3.35m min)
A double aspect room with UPVC double glazed window to the side and UPVC double glazed double doors to the rear. Textured and coved ceiling, power points, television point, single radiator.

DINING ROOM/BEDROOM THREE
14' 2" min x 9' 10" (4.32m min x 3.0m)
A double aspect room with UPVC double glazed windows to the front and side, textured and coved ceiling, LVT flooring, power points, single radiator.

SHOWER ROOM
6' 6" x 6' 4" (1.98m x 1.93m) T
Textured ceiling, LVT flooring, wall extractor, double radiator, UPVC double glazed window to side. Suite comprising; 1360mm wide shower cubicle with full height composite wet board panelling and fitted system mixer shower with overhead rose, wash hand basin set on a vanity unit with cupboard under and glass tiled splash-back, low level WC

FIRST FLOOR LANDING
Textured ceiling, power point, airing cupboard housing hot water cylinder, walk-in storage cupboard. Doors to Bedrooms and Bathroom.

BEDROOM ONE
15' 11" max x 11' 1" (4.85m max x 3.38m)
(Max room measurements excluding slopes in ceiling) Textured ceiling, power points, single radiator, UPVC double glazed windows to the front and side, two built-in wardrobes. Double doors to:-

ENSUITE SHOWER
5' 2" x 4' 6" (1.57m x 1.37m)
Textured ceiling with inset spotlight, laminate flooring, UPVC double glazed window to rear, full height ceramic wall tiling. Suite comprising; shower cubicle with full height wet board panelling and fitted electric shower, wash hand basin set on a vanity unit with cupboard under, low level WC**.**

BEDROOM TWO
15' 3" max x 9' 10" (4.65m max x 3.0m)
(Max room measurements excluding slopes in ceiling) Textured ceiling, power points, single radiator, UPVC double glazed window to side, built-in wardrobe.

BEDROOM FOUR
11' 7" max x 6' 10" min opening to 10' 3" max (3.53m max x 2.08m min opening to 3.12)
(Max room measurements excluding slope in ceiling) Textured ceiling, access to roof space, power points, single radiator, UPVC double glazed window to front.

BATHROOM
9' 5" x 5' 5" (2.87m x 1.65m)
Textured ceiling, ceiling extractor, vinyl floor covering, shaver socket, vertical bar radiator, full height ceramic wall tiling, UPVC double glazed window to rear. Suite comprising; wood panelled bath with mixer tap and shower attachment over, large wash hand basin set on a vanity unit with cupboard under, low level WC.

OUTSIDE

FRONT
Laid mainly to asphalt supplying ample car standing and giving access to the double garage. Paved patio area. Gates at both sides giving pedestrian access to the rear.

DOUBLE GARAGE
21' 1" x 17' 6" max (6.43m x 5.33m max)
Up and over power door, power and lighting, UPVC double glazed window to side, UPVC double glazed personnel door to side.

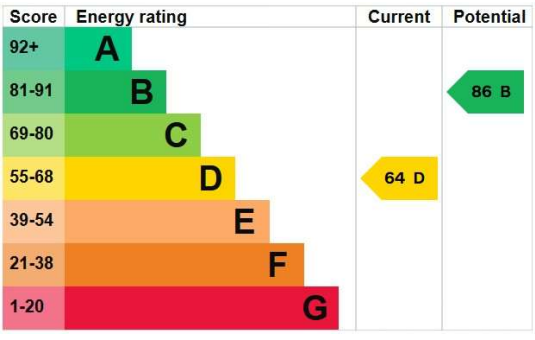
REAR
Paved patio across the rear of the property which leads onto the garden laid mainly to lawn and enclosed mainly by fencing with shingle borders containing mature shrubs and plants. Raised timber boxed beds, greenhouse. Garden utility area to the left side of the property with two timber garden sheds and external boiler cabinet housing the oil fired boiler supply domestic hot water and radiators. Paved and shingle courtyard area to the right side with inset shrubs and giving pedestrian access to the garage side door.

DIRECTIONS
From Heacham proceed on the B1454 to Sedgeford and continue all the way through the village and head towards Docking. On entering the village, proceed past the school on the left and into the High Street. Take the first left immediately after the fish & chip shop into Bradmere Lane. Meadow Court and the property will be found a short distance further along on the right-hand side.

SERVICES
Mains Electricity. Mains Water. Mains Drainage. Oil Central Heating. These services and related appliances have not been tested.

COUNCIL TAX
BAND E - £2,916.77 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING
EPC - Band D

























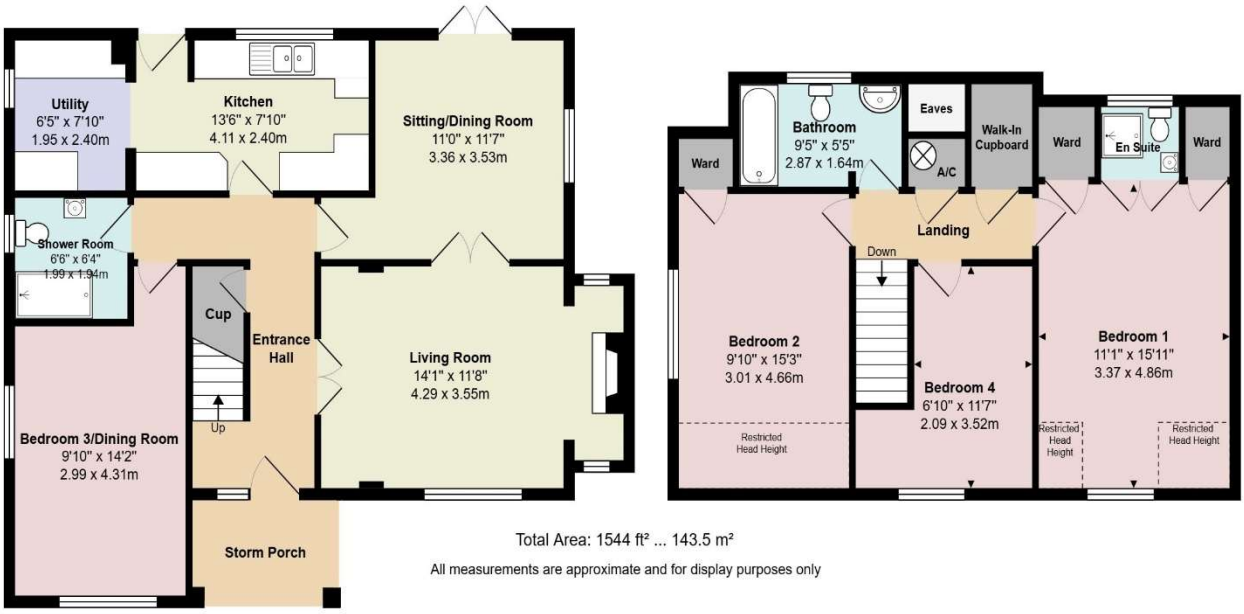












Meadow Court, Bradmere Lane, Docking, King's Lynn, Norfolk, PE31 8NQ

Illustration for identification purposes only. Measurements are approximate. Not to scale.

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **L A N D L E S**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **L A N D L E S**

***Anti-Money Laundering Directive*:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES
Since 1856
SELLING & LETTING
Town Country Coastal
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