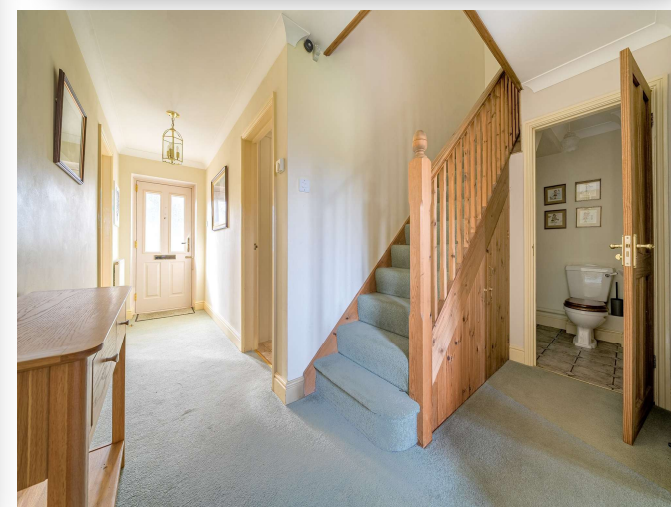




Fairway Cottage, Station Road, Docking, PE31 8LS

welcome to

Fairway Cottage, Station Road, Docking

A charming brick and stone cottage in Docking, blending character and space with countryside views-offering four bedrooms, en-suite, garage and no onward chain, ideal for full-time living or a coastal retreat.

**Entrance Hall
Cloakroom
Kitchen
Dining Room
Sitting Room
First Floor
Bedroom One
En Suite Shower Room
Bedroom Two
Bedroom Three
Family Bathroom
Bedroom Four**





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welcome to

Fairway Cottage, Station Road, Docking

- Character brick and stone cottage full of charm
- Sought-after village setting close to the North Norfolk coast
- Four bedrooms with en-suite to principal
- Spacious lounge and separate dining room
- Well presented kitchen and utility/WC

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£550,000

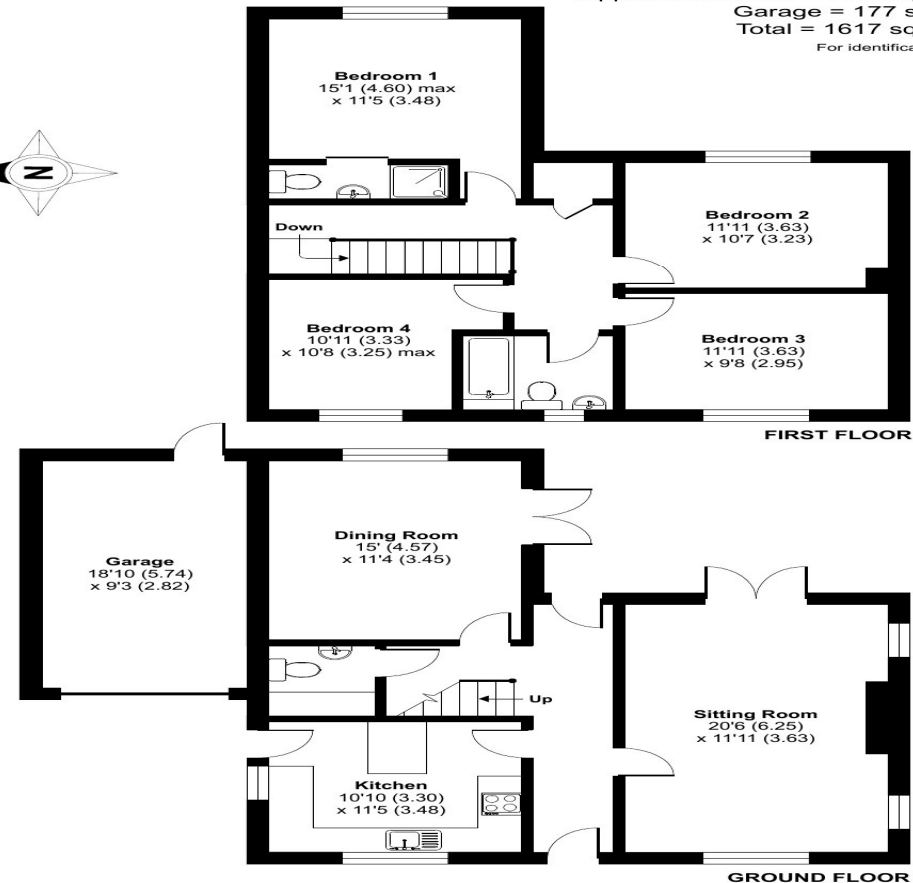
Station Road, Docking, King's Lynn, PE31

Approximate Area = 1440 sq ft / 133.8 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1617 sq ft / 150.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1424139

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Property Ref:
HUN107119 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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