



THE STORY OF

# 12 Norfolk Heights

*Docking, Norfolk*

SOWERBYS



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# 12 Norfolk Heights

Sedgeford Road, Docking, Norfolk  
PE31 8PW

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NO ONWARD CHAIN

Bolt Hole Property

Ready for Immediate Use

Victorian Building

Clean and Modern Presentation Throughout

Comfortable Sitting Room and  
Country-Style Shaker Kitchen

Beautifully Finished Shower Room

Communal Parking

Shared Drying Area for Convenience

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**SOWERBYS HUNSTANTON OFFICE**

01485 533666

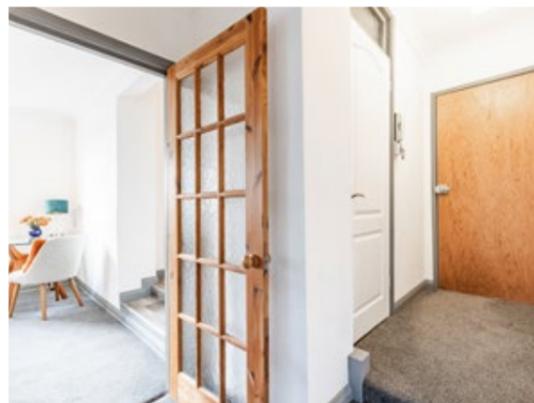
[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)



Surrounded by the beautiful Norfolk Countryside, 12 Norfolk Heights is an easy-to-enjoy coastal bolt hole, presented in clean, modern order and ready for immediate use with no onward chain. Whether you are seeking a simple base for weekends away or a comfortable low-maintenance home, this apartment offers practical living in a relaxed setting.

Inside, the accommodation is neatly arranged, with a comfortable sitting room providing space to unwind, complemented by a charming country-style Shaker kitchen that feels both timeless and functional. The double bedroom offers a calm and restful retreat, while the modern shower room is well finished and ready to use.

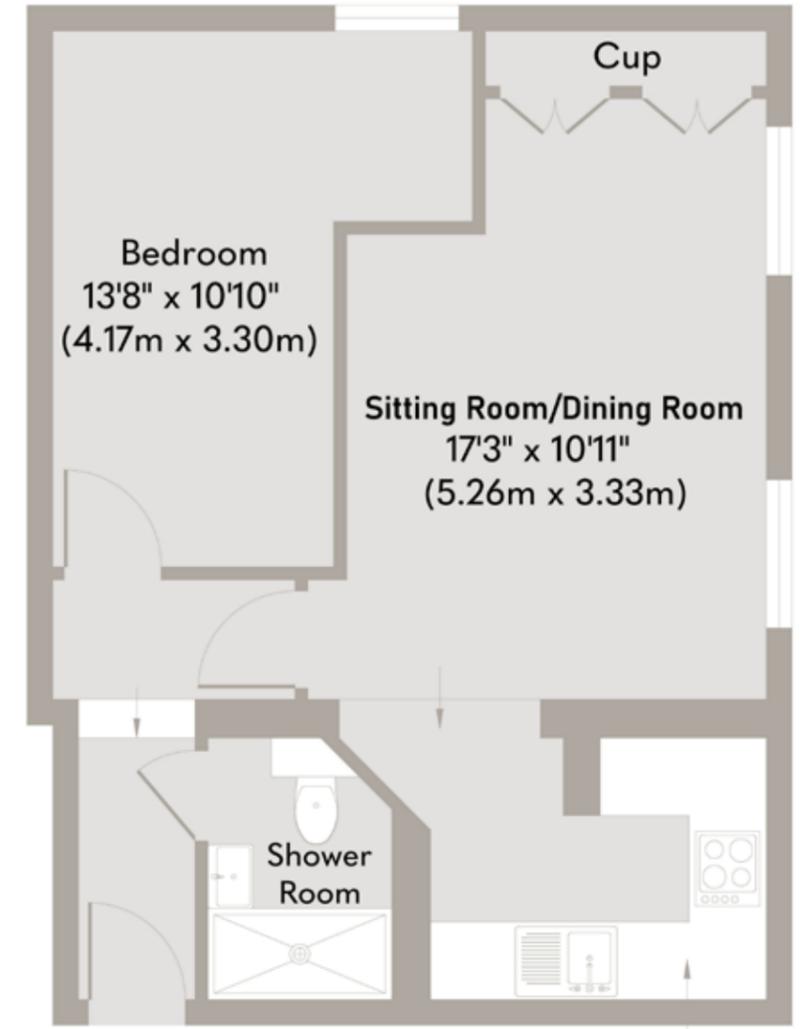
Outside, there is the convenience of a communal car park along with a shared drying area, adding to the easy, lock-up-and-leave appeal. A straightforward, well-kept home that makes enjoying time by the coast refreshingly simple.





An old Victorian work house with a lovely feel.





**Kitchen**  
 8'8" x 6'9"  
 (2.64m x 2.06m)

**First Floor Apartment**  
 Approximate Floor Area  
 455 sq. ft  
 (42.27 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Docking

POSSIBLY ONE OF  
NORFOLK'S BEST HIDEAWAYS

Docking is one of Norfolk's best hideaways, just four miles from the sea and a short drive from the market towns of Fakenham and Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272 feet and was once known as 'Dry Docking' due to its lack of drinking water. In the 18th century, a well was sunk, and residents paid a farthing per bucket until mains water was installed in 1936. During World War II, RAF Docking airfield operated nearby, and Docking Hall housed actors Richard Burton, Robert Hardy, and Warren Mitchell.

Today, Docking boasts a strong community with a thriving nursery and primary school, filling the streets with the sound of children playing. The village is well-serviced with a GP surgery, village store with Post Office, playing field, tennis court, bowling green, popular fish and chip shop, and The Railway Inn.

Buyers have a wide range of property options, including traditional brick and flint cottages, classic Georgian houses, and quality new-build homes. One notable development is Four Miles, named for its proximity to Thornham and Brancaster, offering cottages, barns, and apartments designed to blend with the countryside.

Docking residents can enjoy growing their own produce or visit the weekly farmer's market at Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with fresh produce from local smallholders 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.



## Note from the Vendor



“It's a perfect one bed flat close to the beaches and villages of the North Norfolk coast.”



### SERVICES CONNECTED

Mains electricity and water. Heating via electric heaters.  
Drainage via communal septic tank.

### COUNCIL TAX

Band A.

### ENERGY EFFICIENCY RATING

D. Ref:- 2858-8003-6201-6203-1934.

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Leasehold.

### LOCATION

What3words: ///weeknight.segregate.mimics

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# SOWERBYS

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