



THE STORY OF

# 11 Manor Road

*Docking, Norfolk*

SOWERBYS



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# 11 Manor Road

Docking, King's Lynn, Norfolk  
PE31 8GP

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Exquisite New Build from 2024

Award Winning Builders Hill Residential

Two Double Bedrooms and Two Bathrooms

Off Street Parking and a Garage

8 Years Left on the Warranty

Extremely Energy Efficient  
Home with Epc Rating C

Immaculately Landscaped Rear Garden

Close To All Village Amenities

High Spec Kitchen with Quooker Tap

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**SOWERBYS BURNHAM MARKET OFFICE**  
01328 730340  
[burnham@sowerbys.com](mailto:burnham@sowerbys.com)



Tucked within the desirable Heartwood development in the charming village of Docking, 11 Manor Road presents an exceptional opportunity to enjoy modern living in a beautifully crafted home, built by the award-winning Hill Homes. Completed in 2024 and still benefiting from the reassurance of 8 years remaining on the NHBC warranty, this elegant red-brick semi-detached property combines timeless design with contemporary comfort.

Set on a generous plot, the home immediately conveys a sense of space and quality, with off-street parking for up to three vehicles alongside a garage - ideal for both practicality and ease of living. The Heartwood development itself is thoughtfully designed around a picturesque village pond, creating a calm and welcoming environment with a true sense of community.

Inside, the property offers a refined yet comfortable layout, perfectly suited to modern lifestyles. Two well-proportioned double bedrooms, complemented by two beautifully finished bathrooms that echo the home's high standard of design and attention to detail.

Outside, the lifestyle appeal continues with a stunning south-east facing garden, carefully landscaped to make the most of its sunny aspect, in addition to a large garden shed for storage. From morning coffee to evening gatherings, the garden offers a variety of spaces to enjoy throughout the day. A generous patio area creates the perfect setting for barbecues and outdoor dining, while a raised terrace at the top of the garden provides a more secluded spot to unwind and take in the surroundings.

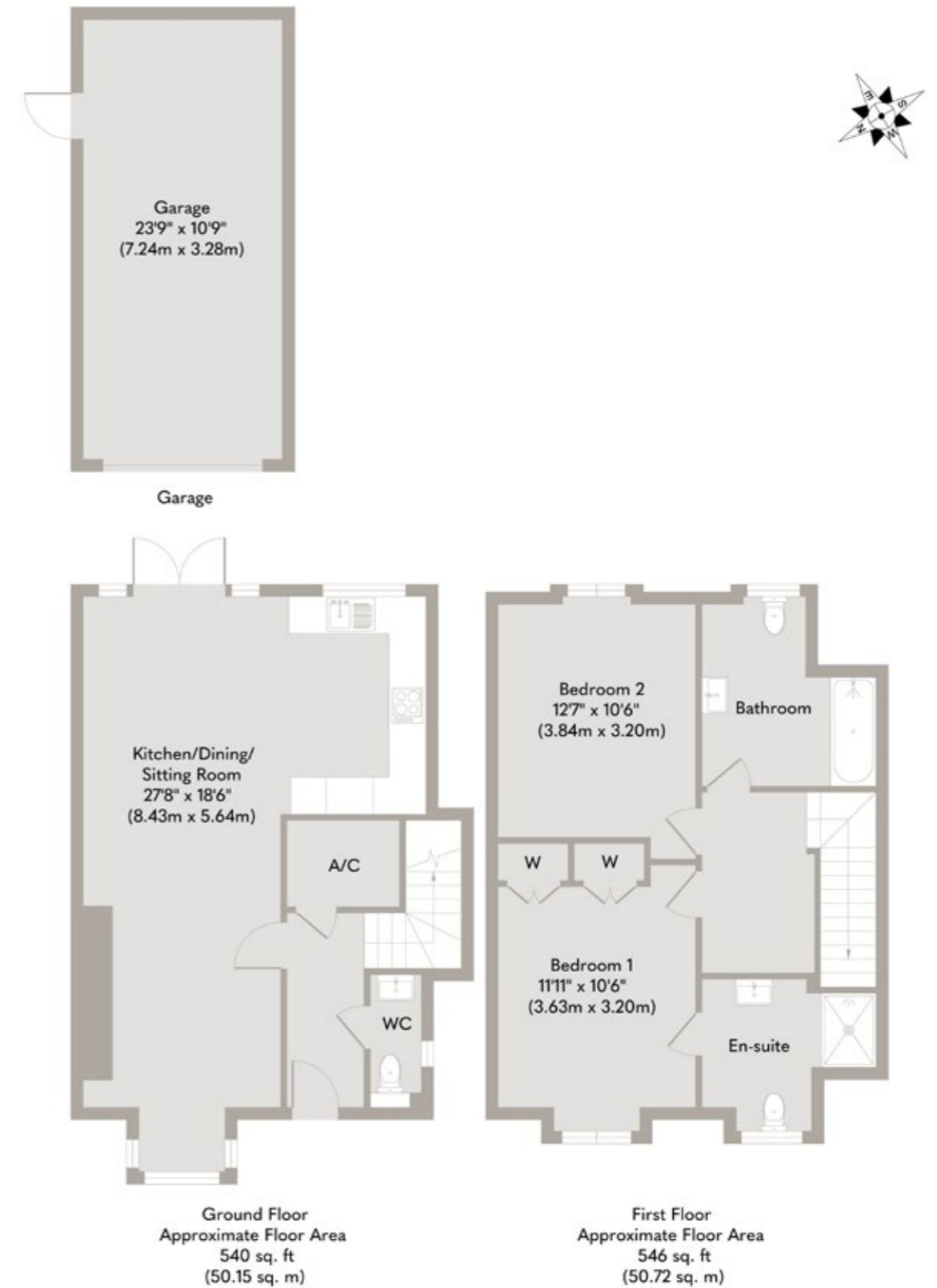
With its blend of modern craftsmanship, thoughtfully designed outdoor space, and a peaceful village setting, 11 Manor Road offers a relaxed yet sophisticated way of life. With no onward chain, this home is ready for its next chapter.





Three words to describe  
the home would be calm,  
peaceful and happy.





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



"I love the outlook with the pond, and wildlife. Docking is a quiet, peaceful village, with very friendly residents."



### SERVICES CONNECTED

Mains electricity, water and drainage. Heating via air source heat pump.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

C. Ref:-0860-3035-2307-8334-6200

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

Freehold.

### LOCATION

What3words: ///paramedic.waving.plod

### AGENT'S NOTE

8 years remaining on NHBC.

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# SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

