



THE STORY OF
6 St Mary's Close
Docking, Norfolk

SOWERBYS

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THE STORY OF

6 St Mary's Close

Docking, Norfolk
PE31 8GH

Almost Newly Built Home

Three Bedrooms

Garage and Private Parking

West-Facing Garden

Close to all Village Amenities

Principal Bedroom
with En-Suite

Award Winning Builders
Hill Residential

Peaceful Village Location

SOWERBYS BURNHAM MARKET OFFICE

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Set within the first phase of this incredibly popular new homes development, this is a beautifully finished and perfectly proportioned, three bedroom home.

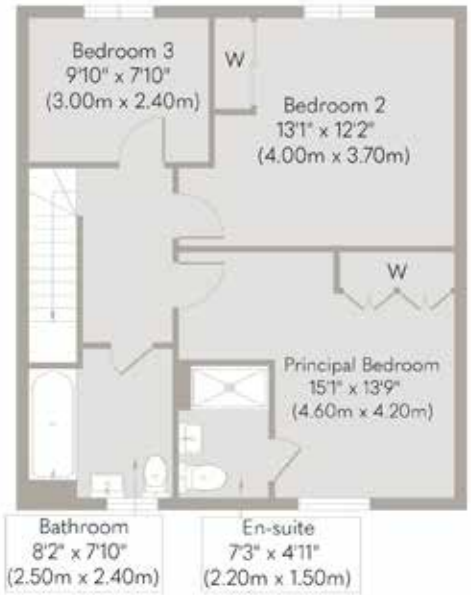
With its traditional red brick exterior and an address such as Number 6 St. Mary's Close, close up you might almost be forgiven for thinking this was a period property. However, step back and take in the incredibly tasteful and appropriate village scene that has been created around that new village pond and you will fully appreciate what a wonderful setting this home sits within.

Step inside and you will immediately see not only how well proportioned it is, but also how the main living and entertaining spaces flow together and yet can be easily separated from each other should you wish.

Upstairs there are two generous double bedrooms, the larger having an en-suite shower room, and there is also a third single bedroom or cot room. The garden is west facing, private and secure and if you take the landscaped path down to the gate at the end, you are straight out to your adjoining garage. This is a modern garage so large enough to accommodate most contemporary vehicles comfortably. It also makes a great space for bicycles, kayaks, dinghies and any other equipment that will help you enjoy all that this magnificent part of Norfolk has to offer

The beautiful development of Heartwood that has been created by the nationally regarded developers, Hill Residential, is now almost complete and they really have created a magnificent addition that is completely in keeping with the village. This could now be your opportunity to become part of it.





First Floor
Approximate Floor Area
611 sq. ft
(56.80 sq. m)



Garage
Approximate Floor Area
194 sq. ft
(18.00 sq. m)

Ground Floor
Approximate Floor Area
615 sq. ft
(57.09 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 Sowerbys



“This beautiful development is a magnificent addition to the village, and this could be your opportunity to become part of it.”



SERVICES CONNECTED
Mains electricity, water and drainage.

COUNCIL TAX
Band E.

ENERGY EFFICIENCY RATING
B. Ref:- 9360-3603-3220-2502-4251

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: ///hothouse.zoned.waltzes

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

*Nelson's
Journey*

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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