



THE STORY OF

# 23 Sandringham Avenue

*Docking, Norfolk*

**SOWERBYS**



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# 23 Sandringham Avenue

Address, Norfolk  
POSTCODE

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Four Double Bedrooms

Three En-Suites

Built by the Prestigious Avada Home

Double Height Open Plan Living

Separate Snug

Garage and Off Street Parking

South Facing Private Garden

Beautifully Finished Throughout

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





Built by Avada Homes, a name that is synonymous with quality of finish and sympathetic aesthetics, this wonderful house has been transformed into a loving family home by our sellers.

Completed less than two years ago, 23 Sandringham Avenue is a beautifully presented four-bedroom home. As with almost all Avada Homes, majority of the accommodation is arranged over the ground floor with three large double bedrooms, two featuring private en-suites whilst the third has use of the family bathroom.

Stepping up to the first floor it is immediately apparent as to what makes this house so very appealing. The principal living space is open plan, featuring double height vaulted ceiling really giving it a real sense of space and grandeur. Although open plan, the vendor has arranged and dressed this room to provide three distinct living spaces, the kitchen, the dining room, and the reception room.

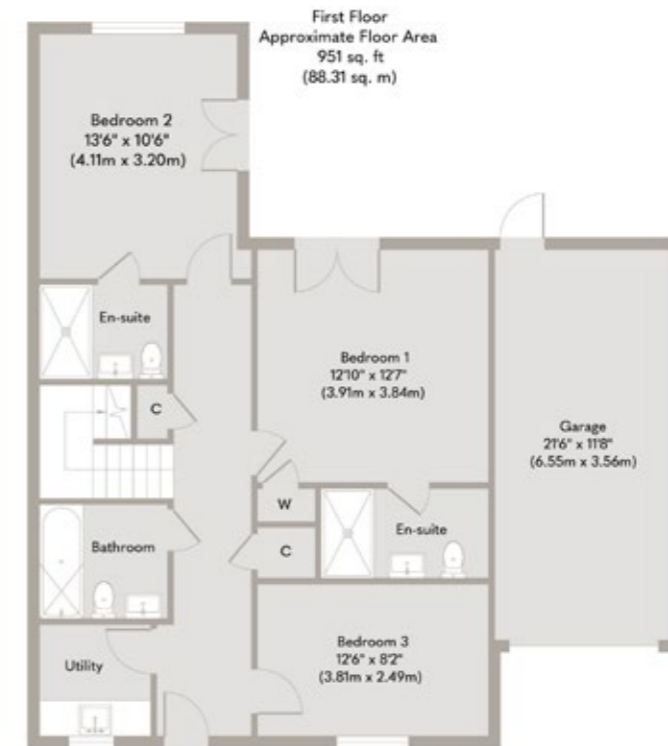
In addition, there are double doors that open up to what is currently the home office but it could easily become a TV room or snug whilst the other door from this central room gives access to what is currently the snug, with its en-suite shower room, originally designed as the fourth bedroom.

To the side of and adjoining the property is a garage as well as two off street parking spaces.

To the rear the private garden is south facing and open to the west so enjoys natural light and provides for a real sun trap in the summer, so much so that the vendor has built a pergola in the south eastern corner to provide some much needed shade for those hotter summer days.

Whilst Avada deserve full credit for creating this beautiful brick and flint house, it is our seller who has made it such a beautiful home.





First Floor  
Approximate Floor Area  
951 sq. ft  
(88.31 sq. m)

Ground Floor  
Approximate Floor Area  
816 sq. ft  
(75.76 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



"I have loved living here so much I am buying a larger property on the estate."



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

B. Ref:- 0060-3116-6469-2392-2131

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.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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