



THE STORY OF

11 Sandringham Avenue

Docking, Norfolk

SOWERBYS



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Docking, Norfolk
PE31 8QH

Three Double Bedrooms

Snug/Bedroom Four

Two En-Suites and Family Bathroom

Vaulted Ceilings

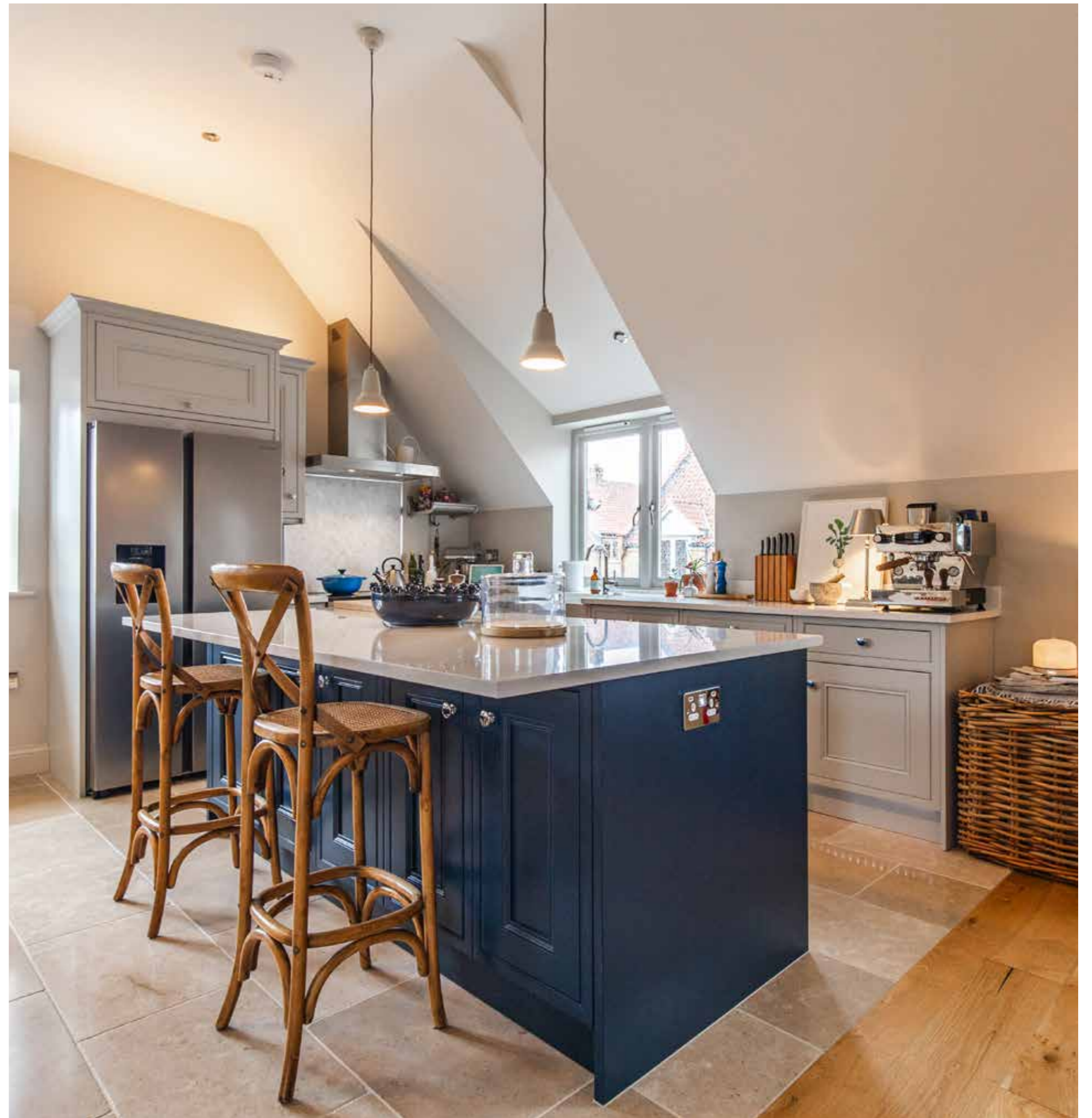
Countryside Views

Landscaped Garden

Two Off-Street Parking Spaces

Avada Home Construction

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Set within this beautiful Avada Homes development, Number 11 is a wonderfully proportioned and flexible four-bedroom semi-detached property.

In keeping with the popular and well-known style of this long-established developer, this is an 'upside-down house' with three double bedrooms on the ground floor. Two of these bedrooms share a shower room, while the principal suite is extremely generous in its proportions, as is its en-suite bathroom.

The benefits of having the living space on the first floor become apparent as you climb the stairs up into the wonderful open-plan living space with its fully vaulted ceiling. This room is extremely well-proportioned, featuring a sociable kitchen preparation area, a comfortable seating area, and a dining area. Additionally, there is a door leading to the snug, which can serve as a TV room, home office or fourth bedroom, complete with en-suite shower room.

A downstairs utility room includes a back door leading directly out to the garden.

Outside, the garden has been beautifully landscaped. With a paved area immediately off the back of the house, a gravelled area with outdoor kitchen, and lawned area with a paved footpath leading to the hot tub. This is a garden that has been created for outdoor entertaining. Both off-street parking spaces are immediately to the side of the house, making them very convenient.

The quality of finish associated with Avada is second to none and that is evident in every aspect of this beautiful property. However, in the relatively short time since the house was finished, the current owners have elevated it, creating a wonderfully stylish and welcoming home.



“...the current owners have created a wonderfully stylish and welcoming home.”





First Floor
Approximate Floor Area
605 sq. ft
(56.24 sq. m)



Ground Floor
Approximate Floor Area
605 sq. ft
(56.24 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, situated 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 courts, 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 is a garden that has been created for outdoor entertaining.”



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 0060-3518-5419-2309-3185

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: ///unusually.silly.worksheet

AGENT'S NOTE

The outdoor kitchen and hot tub are not included but are available under separate negotiation.

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

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 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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