



Little Acre
High Street | Docking | Norfolk | PE31 8NG

FINE & COUNTRY

TRADITIONAL CHARM



Nestled in the heart of Docking, this home completed in 2006 offers a harmonious blend of classic Norfolk brick-and-flint styling and contemporary comfort, creating a property of both charm and practicality.

With an established garden, generous parking and a detached garage, it is perfectly positioned in a quiet yet central village setting and so combines the best of both worlds. Peace and privacy with everyday convenience on the doorstep.



KEY FEATURES

- A Modern Semi-Detached House in the Village of Docking
- Three Bedrooms, One with En-Suite and a Family Bathroom
- Generous Living Room with Wood Burner
- Dual Aspect Dining Room
- Kitchen and Ground Floor WC
- Detached Garage and Ample Driveway Parking
- Private Enclosed Rear Garden with Terrace and Lawn
- Local Shops and Amenities within Easy Walking Distance
- The Accommodation extends to 1,315sq.ft
- Energy Rating: C

Having been enjoyed in the past as both a second home and a successful holiday let, Little Acre presents an exciting opportunity, whether you're looking for a full-time residence, a weekend retreat or a lifestyle investment.

Family Affair

Little Acre and its semi-detached neighbouring property were built in 2006 by a Suffolk builder in a traditional style to blend with its village surroundings. The owner bought the neighbouring property for himself and when it came on the market seven years later, the owner's father bought Little Acre as a home for himself and his wife – it had previously been used as a second home and let out as holiday lets.

So Much To Offer

The house is arranged to provide practical family living, with a welcoming reception hall leading to generous principal rooms. The kitchen/breakfast room forms the heart of the home while there is also a dual aspect handy dining room down the hallway which provides direct access to the garden. Overlooking the garden, the good sized "L" shaped living room includes a feature fireplace with wood burner, providing warmth and character in the colder months. Reflecting on what makes the property special, the owner said, "The private and quiet rural location while, at the same time, it's not at all secluded. And it's cool in the summer and warm in the winter!"





KEY FEATURES

The Outside

"Although the house is on the High Street, which can sometimes be busy, the garden is quite private and quiet and not really overlooked as it is bordered by established trees," the owner commented. "The recent development at the rear does not detract from the property in any way, as a tree-lined border provides a natural separation between the adjoining boundaries." The rear garden is established and enclosed, with a mix of lawn, mature planting and two patios which can be used for entertaining. "The single detached garage, subject to planning consent, could be converted," the owner said. "And there is ample off-road parking alongside the house for several vehicles, and a large front garden as the house is set back from the road. Wildlife is a notable feature, with the house being regularly visited by squirrels, various birds and the odd hedgehog. You can often hear owls hooting at night and the cows mooring in the farm over the road, and it is also nice to hear the church bells chiming in the distance!"

On The Doorstep

"The village has a good community feel to it, and it is friendly and safe," the present owner said of Docking, which is one of north Norfolk's best-served villages. "It offers a number of amenities, such as a village school, local Spar shop, pub, popular church, village hall with many activities, weekly farmers' market, sports field, multi-use hard court, and a pavilion that's also hired out for events, allotments, a fish and chip shop and a doctors surgery." The shop/post office is somewhat of a rarity for villages in the area as many of them have closed now. "There is a daily bus service running between King's Lynn (including the QE hospital) and Hunstanton. All of these are within easy walking distance of the house." And then there is the access to the celebrated North Norfolk coastline. Brancaster Beach – famed for its wide sands and dunes – is approximately five miles distant, while Burnham Market with its boutiques and eateries is a short drive of just over ten minutes. The village's proximity to not just Brancaster Beach, but further destinations including Wells-next-the-Sea, Holkham Beach and Hunstanton make it ideal for those days out on the North Norfolk coastline. And further inland, easily accessible by car and within a fifteen-minute drive, there is the Sandringham Estate, renowned for its gardens and royal residence. In addition, there are a wealth of destinations with excellent pubs and restaurants within a short drive, which all go to make the property a prime location from which to explore and enjoy the best that the county offers.

























INFORMATION



How Far Is It To?

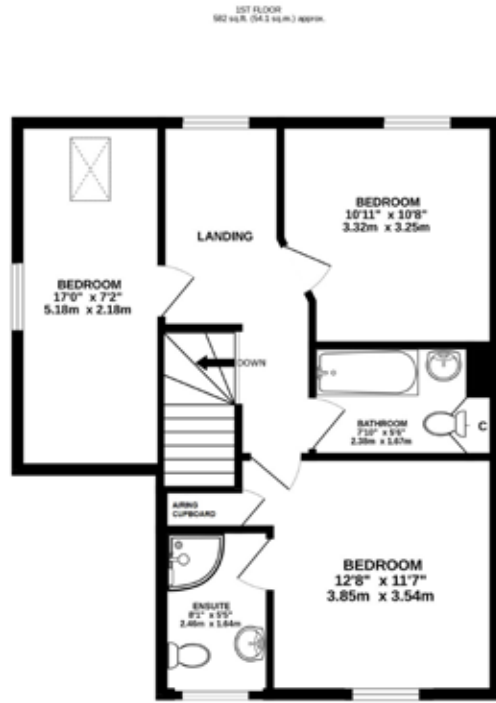
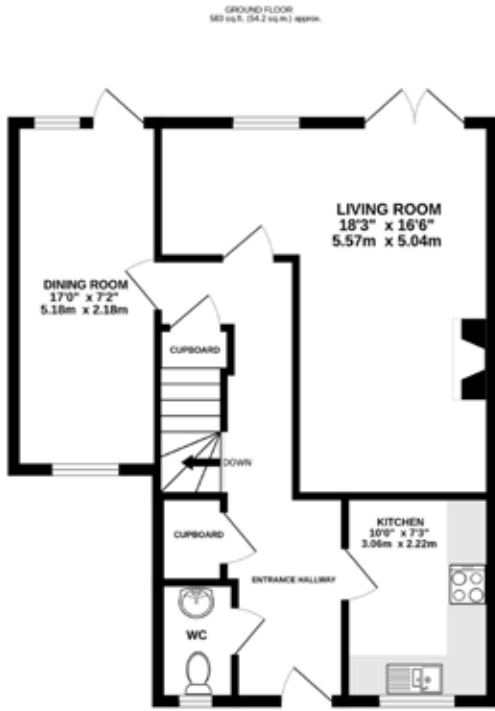
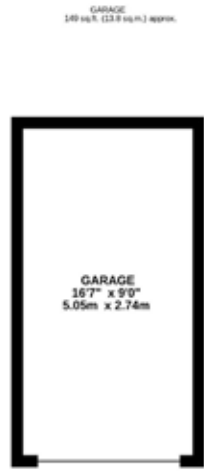
Norwich lies around 38 miles to the southeast and can be reached in around an hour, offering not just an international airport with connections via Schiphol, but also a regular train service to London's Liverpool Street station. King's Lynn, with its mainline rail station (services to London King's Cross and Cambridge), is about 17 miles and approximately 35 minutes by car. Major roads including the A148, A149 and A47 provide convenient connections to the wider region.

Directions

Leaving Fakenham, take the A148 heading northwest towards Docking. Stay on this road for around 4 miles before turning right at the crossroads onto the B1454, signposted for Docking and Hunstanton. Follow this road for approximately 6 miles into the village of Docking. Carry on straight into the High Street and the property will be found just past Docking Village Hall on the right as identified by the Fine & Country For Sale Board.

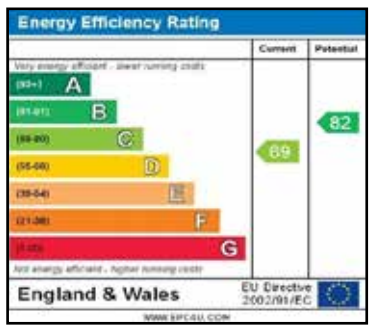
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
King's Lynn and West Norfolk Borough Council, Council Tax Band D
Freehold



TOTAL FLOOR AREA : 1315 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Fine & Country Fakenham
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com

