

SOWERBYS

Norfolk Property Specialists



10 Norfolk Heights

Sedgeford Road, Docking, Norfolk, PE31 8PW

Guide Price £175,000



Viewing by appointment with our
Burnham Market Office 01328 730340 or burnham@sowerbys.com



10 NORFOLK HEIGHTS

Sitting in this elevated position that gives Norfolk Heights its name, Number Ten is a very attractive two bedroom duplex apartment situated on the first and second floors. The approach to the house is through the well maintained communal gardens that welcome you on your arrival and lead you around to the rear of the building and the large parking area with ample space for all the apartments. Once inside, the property is split over two levels, the sitting room and kitchen are on the first floor, whilst upstairs there are two bedrooms that share a bathroom. Both rooms have wonderfully high ceilings and large windows which not only flood the rooms with natural light but also give the rooms far reaching views across the north Norfolk countryside. The property is presented in very good condition and makes the perfect worry free Norfolk bolt hole just moments from all the incredible attributes that make the coast so popular.



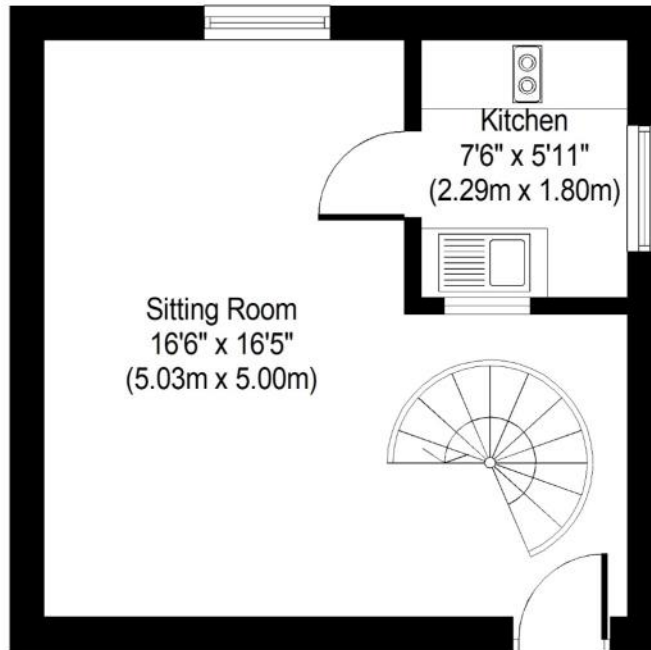
KEY FEATURES

- Well Presented Duplex Apartment
- Modern Fitted Kitchen
- Bright and Spacious Sitting Room
- Two Bedrooms
- Period Features Including High Ceilings and Large Windows
- Ample Parking Space
- Well Maintained Communal Gardens
- Beautiful Far Reaching Countryside Views
- A Short Drive From the North Norfolk Coast

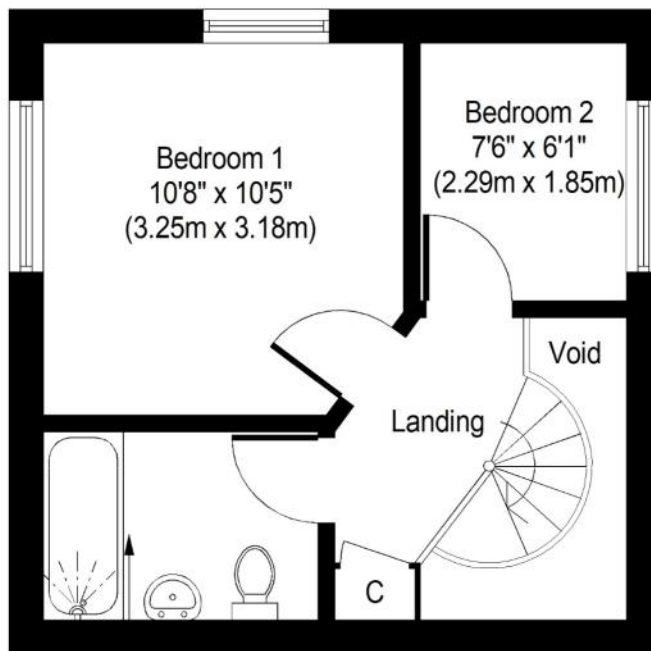








Ground Floor
Approximate Floor Area
278 Sq. ft.
(25.8 Sq. m.)



Bathroom
7'9" x 5'7"
(2.36m x 1.70m)

First Floor
Approximate Floor Area
(Excluding Void)
251 Sq. ft.
(23.3 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.

DOCKING

Docking is a busy village with a small supermarket and post office, a fish and chip shop, a pub, a large village playing field, tennis court and bowling green. There is a weekly farmers market with stallholders including a baker, fishmonger, a butcher and greengrocer, and with stalls selling cheese, preserves and cakes. The village is perfectly placed for the North Norfolk Coast and its long, fine sandy beaches. Brancaster and The Royal West Norfolk Golf Club are about four miles away. There are two golf courses in Hunstanton, which is less than eight miles away. The Titchwell Bird Reserve, home to terns and waders is close by. The ultra fashionable Georgian village of Burnham Market, Sandringham and the market towns of Fakenham and King's Lynn are also nearby.

SERVICES CONNECTED

Mains electricity, water and drainage. Electric storage heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

F. Ref:- 0320-2145-4080-2609-4835
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

The property is leasehold.

Viewing by appointment with our Burnham Market Office:
Market Place, Burnham Market, King's Lynn, Norfolk, PE31 8HD
01328 730340 • burnham@sowerbys.com



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.

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