



THE STORY OF
Charlotte Cottage

Docking, Norfolk

SOWERBYS



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Charlotte Cottage

20 Sandringham Avenue, Docking, Norfolk
PE31 8QH



Three Double Bedrooms, Possible Fourth Bedroom

Two En-Suites

Family Bathroom

Open Plan Living

First Floor Reception Rooms

Wonderful Panoramic Country Views

Detached Garage

Private Parking

Award-Winning Avada Home

Perfectly Located For The Coast



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“We’ve loved the look of the Avada homes; traditional Norfolk exterior but very modern inside.”

Forming part of the now well-established Four Miles development, Charlotte Cottage is a perfectly proportioned semi-detached home.

Finished in a traditional brick and flint on the outside and boasting a stylish and contemporary finish on the inside, it

really is a beautiful house.

As is traditional with Avada homes, all three bedrooms are on the ground floor, two have en-suites whilst the third has use of the family bathroom. The largest of the bedroom suites also has french doors out to the garden.







Climb the stairs to the first floor and you are immediately struck by the wonderful vaulted ceiling which gives this elevated - and already generous living area - a real sense of space and light.

Having the living and entertaining space on the first floor also insures that you can take maximum advantage of those sweeping country views and in the distance the sea off Brancaster beach, just four miles away.

The kitchen area has a very sociable breakfast bar and there is ample room for both dining and seating areas and there is also a further living room which doubles as a snug - although it could even be used as a fourth bedroom should you have extra guests staying.

“A very stylish and convenient home.”

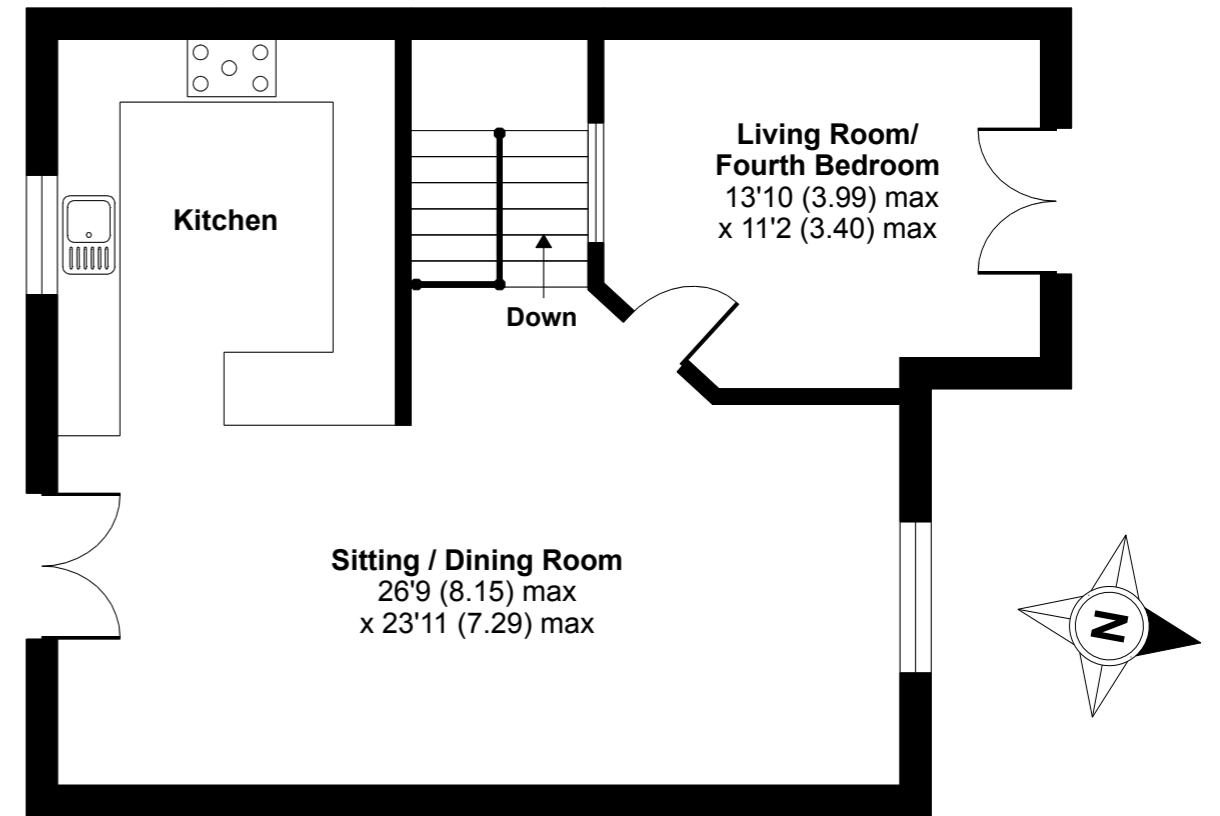




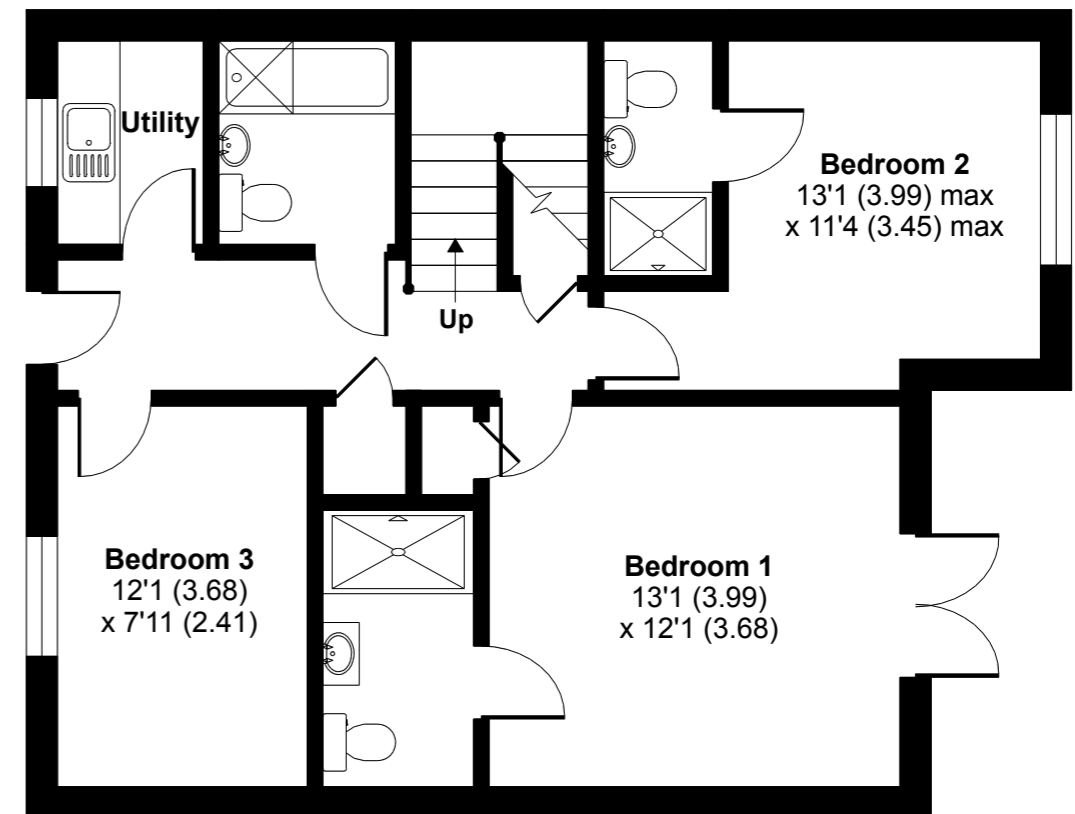
Outside and to the rear the garden is patioed immediately off the rear of the house and the remainder is enclosed and laid to lawn. It leads down to a communal meadow and overlooks the countryside beyond. In addition to its separate garage, there is also a private parking space.

Since the property was completed less than two years ago, it has been an incredibly popular and successful holiday rental and could easily continue as such. Visitors have loved looking out at the big Norfolk skies and watching the twinkle of lights along the coast as the sun sets. They have loved the convenience of the location, with everything that makes this beautiful part of the world popular just a short drive away, but with the amenities of the village also only a short walk away.





FIRST FLOOR



GROUND FLOOR

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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ALL THE REASONS

Docking

IS THE PLACE TO CALL HOME



Docking is arguably one of Norfolk's best hideaways, just four miles from the sea yet a comfortable breeze away from the coastal crowds in the heat of summer, and within a comfortable drive of the market towns of Fakenham and elegant Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272ft and was once known as 'Dry Docking', because of its lack of drinking water. A well was sunk in the village in the 18th century and residents paid a farthing per bucket until a mains supply was installed in 1936. The small village played a key role in World War II when the RAF Docking airfield operated between 1940-1958, and nearby Docking Hall housed serving actors Richard Burton, Robert Hardy and Warren Mitchell during this time.

Today, a strong village community exists and Docking has a thriving nursery and primary school, and the heart-warming sound of young children enjoying playtime often echoes in the surrounding streets, as it has for centuries. Well-serviced, Docking also has a GP surgery, village store with Post Office, playing field, tennis court and bowling green, along with a popular fish and chip shop and good local, The Railway Inn.

Buyers are spoilt for choice with a wide range of property including traditional, brick and flint and whitewashed cottages, classic Georgian houses and a growing range of quality new-build homes. One of the latest additions is Four Miles, so called for its short distance from the coastline at Thornham and Brancaster, which offers a range of quality cottages, barns and apartments on generous plots, sympathetically designed to fit in with their country location.



Note from the Vendor



Brancaster has a beautiful beach, but also has great restaurants and a golf course.

“A great place to explore is Brancaster beach. Lovely to walk on the coast and only about a five minute drive away.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:-4950-9339-1129-0371-4202

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.

AGENT'S NOTE

There is a small annual service charge of approximately £200 per annum to cover the upkeep of the private roads, pavements and maintaining the communal gardens.

SOWERBYS



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