



THE STORY OF

1 Docking Road

Sedgeford, Norfolk

SOWERBYS



S

1 Docking Road

Sedgeford, Norfolk
PE36 5LR

●
Exciting Opportunity

Two Bedrooms

‘Chocolate Box’ Cottage In Need of Updating

Pleasant Garden with Field Views to Rear

Opportunity to Purchase Together with
Two Properties in the Row*

No Onward Chain

●
A rare opportunity has arisen to acquire one, two or three* charming cottages standing in a prominent position at the eastern entrance to the village approached from Docking and Burnham Market. The group of pretty cottages were originally built over 200 years ago of carr-stone, flint, brick and pantile. Photographs of the cottages have appeared in local guide books.

While internal modernisation is required, acknowledged in the asking price, the properties offer great potential.

No.1 Docking Road’s accommodation consists of two bedrooms, a lounge, kitchen and downstairs bathroom. There

is opportunity for extension (subject to relevant planning permissions and consents).

Outside, the property has a small low maintenance garden and a generous wide rear garden that is mainly lawned with mature trees. It has a wide gravel entrance drive offering ample parking, together with a brick, flint and pantile outbuilding with potential for conversion to a small studio or boathouse (subject to any relevant planning permissions and consents). Its hidden gems are the views of open fields and glorious sunsets.

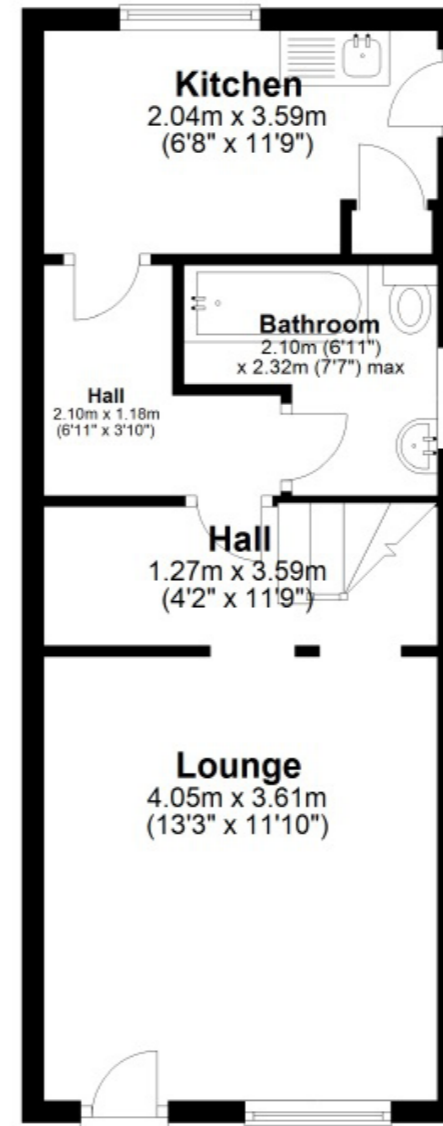
Please contact us for further information on this wonderful opportunity.

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com



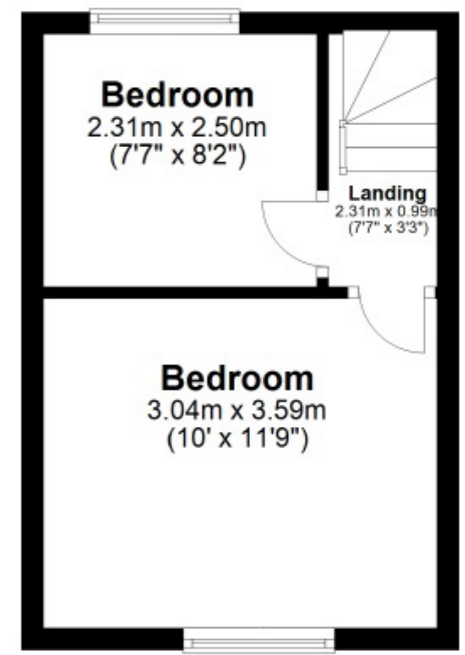
Ground Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



First Floor

Approx. 19.6 sq. metres (210.7 sq. feet)



Total area: approx. 54.7 sq. metres (588.9 sq. feet)

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.



ALL THE REASONS

Sedgeford

IN NORFOLK
IS THE PLACE TO CALL HOME



A popular conservation village with a fascinating history, Sedgeford is situated within the Norfolk's

Coast Area Of Outstanding Natural Beauty, just a few miles inland from the coastal resorts of Hunstanton and Heacham.

The royal Sandringham Estate, Holme, Thornham, Brancaster, Docking and Burnham Market (named as one of the 'poshest' places in the UK) are all close by.

The award-winning King William Country Inn and Restaurant is an attractive asset to the village.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities and a mainline train service to London King's Cross.

The north west Norfolk coastline is within a short drive with beautiful long sandy beaches and great facilities for golfers, bird watchers and walkers.



Note from Sowerbys



Brancaster Beach

“With a lovely village pub and the coast only being a few minutes drive away, it's easy to see why Sedgeford is so popular”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity connected. The property has a shared cesspit with numbers 2 and 3. There is electric storage heating at the property.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

F. Ref:- 2789-6111-1551-1872-5519

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

*Numbers 2 and 3 Docking Road are also available to purchase separately or as a whole. Please contact Sowerbys for further information.

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL