

THE STORY OF  
4 Sandringham Avenue

*Docking, Norfolk*

SOWERBYS

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THE STORY OF

# 4 Sandringham Avenue

Docking, Norfolk  
PE31 8QH



- Three Bedrooms
- En-Suite Shower Room
- Beautifully Presented
- Amazing Countryside Views
- Two Private Parking Spaces
- Award Winning Avada Home
- Brick and Flint
- North Facing Garden

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“As a holiday home, it’s been so convenient, welcoming and spacious...”

Set within this beautiful Avada Homes development, number Four is a wonderfully proportioned three bedroom, mid-terrace house.

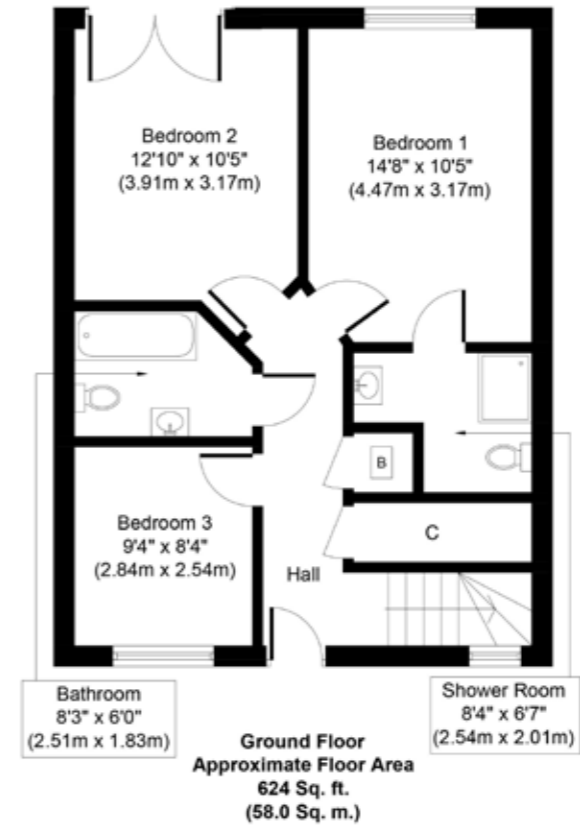
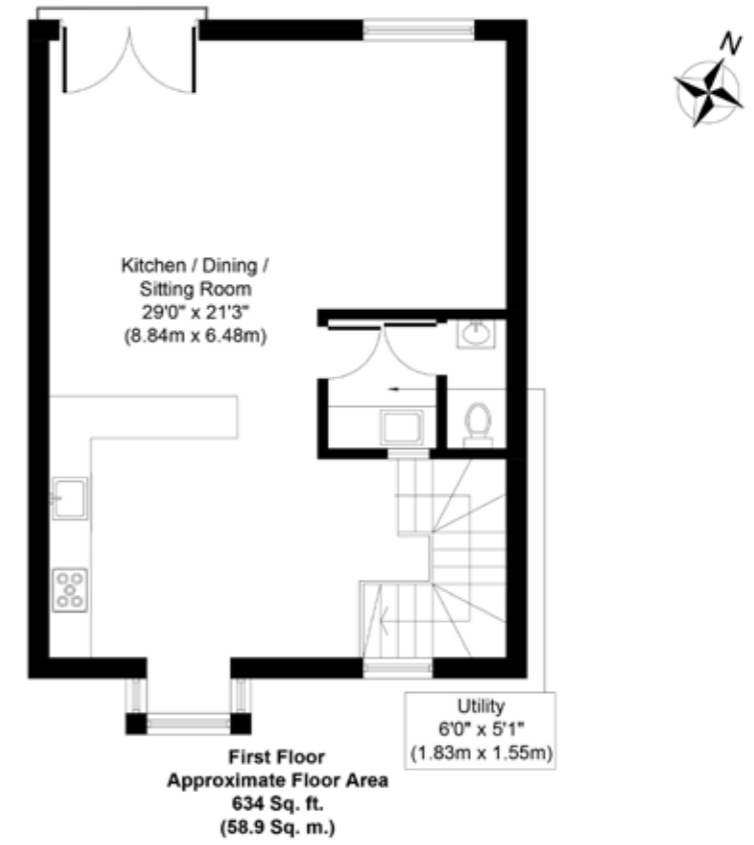
In keeping with the popular and well known style of this highly regarded developer, this is an ‘upside down’ house with all three bedrooms on the ground floor. There is a single room to the front and a double room at the back and these two share a shower room between them. The principal bedroom suite is also at the back and has its own sumptuous en-suite shower room.

All the benefits of having the living space on the first floor become obvious as you climb the stairs into this wonderful vaulted open-plan room. Those far reaching views over Norfolk countryside, with the sea glinting in the distance, will never cease to give you cause to pause and appreciate. This room is extremely well proportioned with a very sociable kitchen preparation area and breakfast bar, a comfortable seating area and a dining area, as well as a small utility room and upstairs WC.









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.



Outside and to the rear is a north facing paved garden that is both stylish and extremely easy to maintain, and both off street parking spaces are immediately to the rear of the house so very convenient.

This property has been used as a perfect home from home by the current owners and could easily continue as such.

“The field views are amazing, and flocks of geese filling the sky are a real spectacle...”







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.

You may be inspired to try your hand at The Good Life and grow your own, but if you lack a green thumb try the weekly farmer's market at the village's Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with super-fresh produce from local smallholders and jars 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



Brancaster Beach

“Brancaster Beach is so beautiful - especially in the winter, when it's empty...”

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## SERVICES CONNECTED

Mains electricity, water and drainage. Air source central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

B. Ref:- 4650-9839-1129-3431-6206

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: ///bake.picked.flamingo

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# SOWERBYS



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