



INTRODUCING

Plot 30, Granary Court

Docking, Norfolk

SOWERBYS



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Plot 30, Granary Court

Four Miles, Docking, Norfolk
PE31 8QJ



2,550 Sq. Ft. Four Bedroom Eco Home

Expansive Open Plan Living Area
with Luxury Specification

Front and Rear Landscaped Gardens

Built with Eco-Timber Frame with
Exceptional Insulation Properties

Unlimited Access to Choseley Meadow, a 2.5 Acre
Meadow Surrounded by Open Countryside

Set in an Exclusive Development with Private Road

Air Source Underfloor Heating Throughout
with all Floor Coverings Included

17ft High Ceilings with Semi-Vault
in Kitchen and Living Areas

External Power Supply for Charging Electric Vehicles

Views of Open Countryside



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“...Open the door for the very first time, and enter what really is your dream home.”

Set within what has already become the well established and highly desirable Four Miles development, Plot 30 is located on the northern side of Granary Court.

Granary Court is modelled on a traditional barnyard conversion with just ten substantial properties that all overlook its central courtyard.

The property is arranged, as one would expect with an Avada Home, with their signature style of bedrooms on the ground floor and living and entertaining space above, so as to maximise the enjoyment of those wonderful far reaching views over the north Norfolk countryside.

On the ground floor there are four generous double bedrooms with the

principal bedroom suite having built in wardrobes, as well as a contemporary en-suite and direct access out to the garden. Perfect for sitting out and enjoying a morning coffee.

The remaining rooms include three other bedrooms, which all benefit from an en-suite shower room and a study with access to outside.

Climb the wide oak staircase up to the first floor where you will, undoubtedly, be struck by the extraordinary expanse of open plan living space which, with the fully vaulted ceiling and two Juliet balconies, creates a sense of volume and light that is completely reminiscent of the upper floors of a barn conversion.





There really is an abundance of relaxing and entertaining space up here, with ample room for a seating area and dining area whilst still retaining all the social aspect of an open plan room that allows one to prepare food for friends or family while still chatting away.

There is also a very practical and separate utility room and pantry beside the kitchen area.

Outside, the property has gardens to the front and rear and two allocated parking spaces along with a separate garage.





“These are homes designed for sitting back, relaxing and enjoying life and a sense of community is extremely important to us – we want our homes to be homes.” - DEVELOPER, IAN



First Floor



Ground Floor



SERVICES CONNECTED
Mains water, electricity and drainage. Superfast broadband.

COUNCIL TAX
Band F.

ENERGY EFFICIENCY RATING
The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE
Freehold.

AGENT'S NOTE
Some internal images have been virtually staged for representative purposes.

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

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.

Some four miles to the east, grab fresh goods from independent retailers in iconic Burnham Market. Some four miles to the coast, feel insignificant on the long spanning sands of Brancaster beach.

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-served, 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.

From migrating birdlife to lazing seals, and the spirit of Norfolk society, everyone wants a slice of the good Norfolk life.

“All roads lead to Docking, all roads lead to home.”



“My wife loves it here. My children, 13 and 14 years old, love adventuring and we hope to keep a property of our own here – it really is a special place to live.”

- DEVELOPER, IAN



Specification

- Advanced Timber Frame inner construction system providing excellent levels of thermal and acoustic insulation including a concrete screed on first floor.
- Traditional masonry outer skin including Norfolk brick and flint on most properties.
- The Avada hallmark upside down living configuration featuring 17ft high ceilings with semi-vault in kitchen and living areas where properties have “First Floor Living”
- Beautiful open country views from this property, with distant sea glimpses.
- Underfloor heating on ground and first floor with individual programmable room stats providing comfortable, economic and controllable heat.
- High efficiency Eco-Dan, “renewable energy” Air Source Heat Pump for heating and hot water. Best quality composite pipes and fittings used throughout.
- American White Oak internal heavyweight premium doors (45mm thick) and luxury joinery detailing throughout with custom moulded large profile hardwood skirting and architrave.
- Heavyweight polished chrome ironmongery.
- Hardwood Real Oak staircase, balustrade and handrails.
- Top quality Real Oak flooring in living area. Fitted carpets in Bedrooms, Master hard flooring.
- Natural stone tiling in bathrooms, hall, and kitchen. 100% of floor coverings included.
- Dedicated storage space and built-in wardrobes.
- Handmade traditional windows and external doors with heavy duty chrome ironmongery. Factory applied paint finish in heritage colours.
- Dimmable lighting to Lounge and Kitchen, Low Energy LED lighting in other rooms.
- Generous electric specification including extensive TV sockets, CAT6 wiring, 5amp lamp sockets, and wi-fi booster. Quality polished chrome face plates.
- Super-fast BT fibre-optic broadband.
- Intruder alarm and low energy Security Lighting.
- High standard of decoration including tasteful neutral colours in bedrooms and range of rich heritage colours.
- Utility rooms with additional units, sink and pre-plumbed for washing machine.
- Luxury Branded Bathrooms including Duravit, and Hansgrohe. Top quality British showers and baths. Dual outlet thermostatic showers combined with premium shower trays and 8mm or 10mm heavy duty top quality glass shower enclosures.
- Fitted bathroom furniture and concealed cisterns with granite plinth.
- Landscaped gardens with lawns, fencing, trees & shrubs, paths and lighting.
- Power supply for charging electric vehicles
- Outside power sockets and tap.
- Unlimited access to Choseley Meadow, a 2.5 acre meadow surrounded by open countryside featuring tracks, trees and 2 large ponds. Additional shared play area. In addition, access to shared 0.75 acre paddock on the North East of the Estate.
- Comprehensive 24 months builder's warranty.
- 10 Year Structural Warranty from leading insurance provider.

SOWERBYS



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