

PHASE THREE  
PLOT 53

# The White House

*Four Miles*

BEAUTIFUL NORFOLK HOMES

# The White House

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- 33 – The Stables Terraced Cottages
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- 42 – The Stables Terraced Cottages
- 43 – The Stables Terraced Cottages
- 44 – The Stables Terraced Cottages

- 45 – Farmhouse Apartment
- 46 – Farmhouse Apartment
- 47 – Farmhouse Apartment
- 48 – Farmhouse Apartment
- 49 – Farmhouse Penthouse
- 50 – The Farmhouse
- 51 – Amner House
- 52 – Balmoral House
- 53 – The White House
- 54 – Kensington House
- 55 – Windsor House

# Four Miles

BEAUTIFUL NORFOLK HOMES

## SITE PLAN





INTRODUCING

# The White House

33 Sandringham Avenue, Docking, King's Lynn, Norfolk  
PE31 8QH

Magnificent Georgian Style Detached Home

Generous Accommodation of 3,575 Sq.Ft

Six Double Bedrooms

South Facing Garden

Versatile 9.5m Garage

Additional Parking for Four Vehicles

Enhanced Avada Specification Throughout

Air Source Heating

Beautiful Countryside Setting

Direct Links to London from Nearby King's Lynn

**SOWERBYS BURNHAM MARKET OFFICE**

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“Located just four miles from the beautiful north Norfolk coast”.

The White House is a substantial, attractive and detached white rendered house, and the only one of its type on this sought-after north Norfolk development. Arguably the jewel in the crown.

Whilst Avada Homes has built its unrivalled reputation for creating outstanding and beautifully finished properties in north Norfolk over the last two decades, they are also held in equally high regard on the south coast, and in particular the Sandbanks area, where they have been responsible for creating a number of stunning ‘Super Homes.’

It is the experience of building such exclusive and individual homes that they have drawn upon with The White House. These are homes which care about you and your family as much as they do the landscape - with high energy efficiency and sustainability at their heart.

Freedom, space and time together are some of the most desired aspects of our lives today – and at Four Miles, that begins at home.



The White House is entered through an elegant stone portico and the large living room and L-shaped open plan kitchen/dining room are accessed off the grand central entrance hall.

The most important room of any house is, without doubt, the kitchen and about a third of the ground floor is given over to this hub of the family home. At its centre is the sociable island which doubles as a breakfast bar and there is ample space for a kitchen table for those cosy kitchen

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suppers. Reception rooms are accessed from the kitchen/dining room and could be used as a home office, snug/family room creating a wonderful and versatile space.

The third is the impressive living room, which is located at the other end of the house and is bathed in natural light due to its dual aspect. The bi-fold doors out to the rear garden create a sense of openness whilst seamlessly blending the indoors and out.



Take the staircase up to the first floor, where the four main double bedrooms lead off the central landing. The remaining two bedrooms are accessed via a separate staircase. The principal bedroom suite has fitted wardrobes as well as an en-suite bathroom with separate shower cubicle. Two further bedrooms have en-suite shower rooms, whilst the final three are served by two further shower rooms.



Outside, there are four parking spaces that are in addition to the integrated 9.5m long garage so ample space for cars, bikes, kayaks or a boat. The south facing rear garden is perfectly proportioned for a house of this size.



**SERVICES CONNECTED**

Mains water, electricity and drainage. Underfloor heating is via an air source heat pump.

**ENERGY EFFICIENCY RATING**

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

**TENURE**

Freehold.

**AGENT'S NOTE**

Please note the internal images have been virtually staged for representative purposes.



**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. Copyright V360 Ltd 2022 | www.houseviz.com

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