



THE STORY OF  
**1 Sunnyside**  
*Docking, Norfolk*

**SOWERBYS**



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# 1 Sunnyside

Mission Lane, Docking,  
PE31 8NL

Three Bedroom Character Cottage

Two Reception Rooms

Ground Floor Family Bathroom and a Separate WC

Off Road Parking and Attractive Garden

Excellent Decorative Order

No Onward Chain

Set in the heart of this thriving Norfolk village, and only a short drive from the beautiful sandy beaches at Brancaster and the bustling Georgian village of Burnham, is 1 Sunnyside. A chocolate box cottage with off road parking and a pretty garden.

A beautiful sitting room full of character, with features such as a wood-burning stove, stone floor and underfloor heating, overlooks the front aspect.

Adjoining the kitchen is the separate dining room, perfect for meals with friends or for gatherings on special occasions.

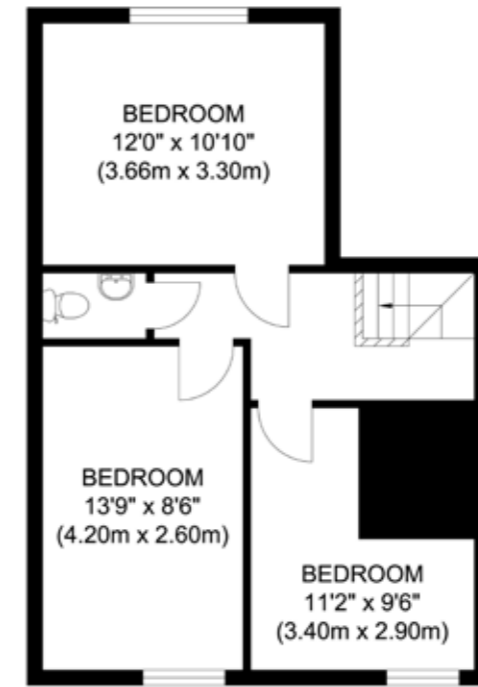
On the first floor there are three bedrooms, two of which are doubles. There is also a WC on this level, with the family bathroom on the ground floor.

Relax in the summer house, situated in the pretty front garden, and bask in the summer sun.

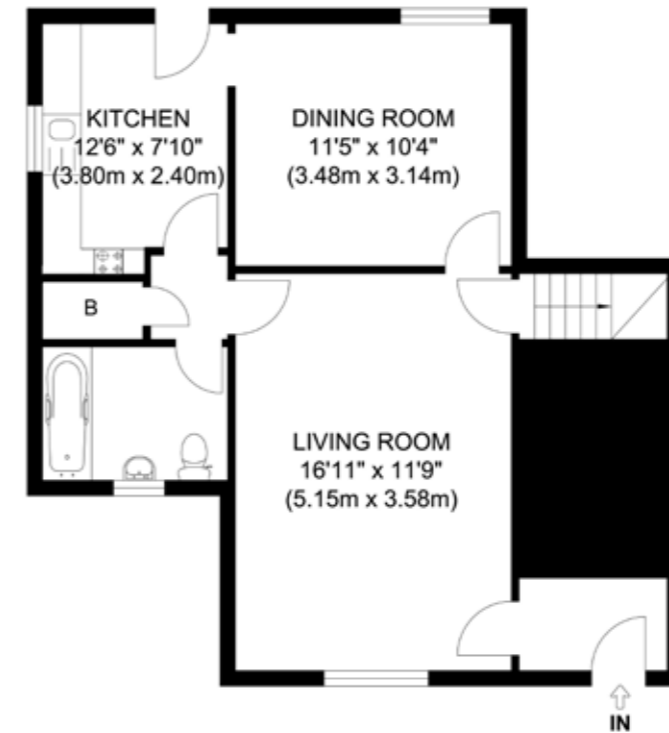
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FIRST FLOOR



GROUND FLOOR

TOTAL APPROX FLOOR AREA OF HOUSE 1032.47 SQ.FT. (95.92 SQ. M.)

Illustration for identification purposes only, measurements are approximate, not to scale.

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 spoiled 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

"I Sunnyside makes for an ideal holiday home, especially with Brancaster beach just a short drive away."

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## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref:- 9917-1026-8000-0961-9222

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: ///failed.skewed.asterisk

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# SOWERBYS



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