



THE STORY OF
Sunny Fields
Docking, Norfolk

SOWERBYS

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THE STORY OF

Sunny Fields

Station Road, Docking,
PE31 8LS

Three Bedroom Detached House

No Onward Chain

Immaculate Condition Throughout

Kitchen/Breakfast Room

Sitting Room with Cosy Log-Burner

En-Suite and Family Bathroom

Perfect Lock Up and Leave

Off Road Parking

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“A quiet, comfortable and spacious home.”

Nestled away from the road in the very heart of the village of Docking is Sunny Fields, an appropriately named three bedroom detached home with farmers fields beyond the rear garden. Built approximately 10 years ago the property still has a ‘new home feel’, which complements just how well the property has been cared for by the current owners.

Down a private road, the first thing you notice as you approach Sunny Fields is how in keeping the property is with the area, with a characterful and charming brick and flint façade. There is a sense of

privacy and peacefulness being located at the end of the driveway, something many of us strive for when coming home, or whilst on holiday escaping the business of day to day life.

Through the front door you are met with a spacious and welcoming hallway, which is perfect for muddy boots from coastal walks or sandy shoes after a stroll on the beach with the dog. The country-style kitchen is fitted with shaker doors and a wooden worktop. There is also enough space for a small dining table and there is access to a very handy utility room.



Running the full depth of the property is the sitting room, which has patio doors that open to the garden, making it a great spot to sit and entertain guests during the summer months. During the winter there is a very cosy log-burner which sits proudly in the centre of the room, perfect for the cooler evenings. Lastly a handy downstairs WC completes the downstairs accommodation.

“The sitting room is a favourite of ours, especially in the winter with the log-burner going.”



Upstairs there are three comfortable bedrooms, with the principal bedroom being a stand-out room with a lovely en-suite shower room, whilst the others are well-served by the family bathroom. The bedrooms have Velux windows as well as main windows, which flood the rooms with natural light during the day, but also enables you to gaze to the big skies above.



Outside there is plenty of off road parking on gravel driveway, as well as a large storage shed combined with a wood store for the log-burner. The rear garden is mainly grass with a patio area for a barbecue or seating.

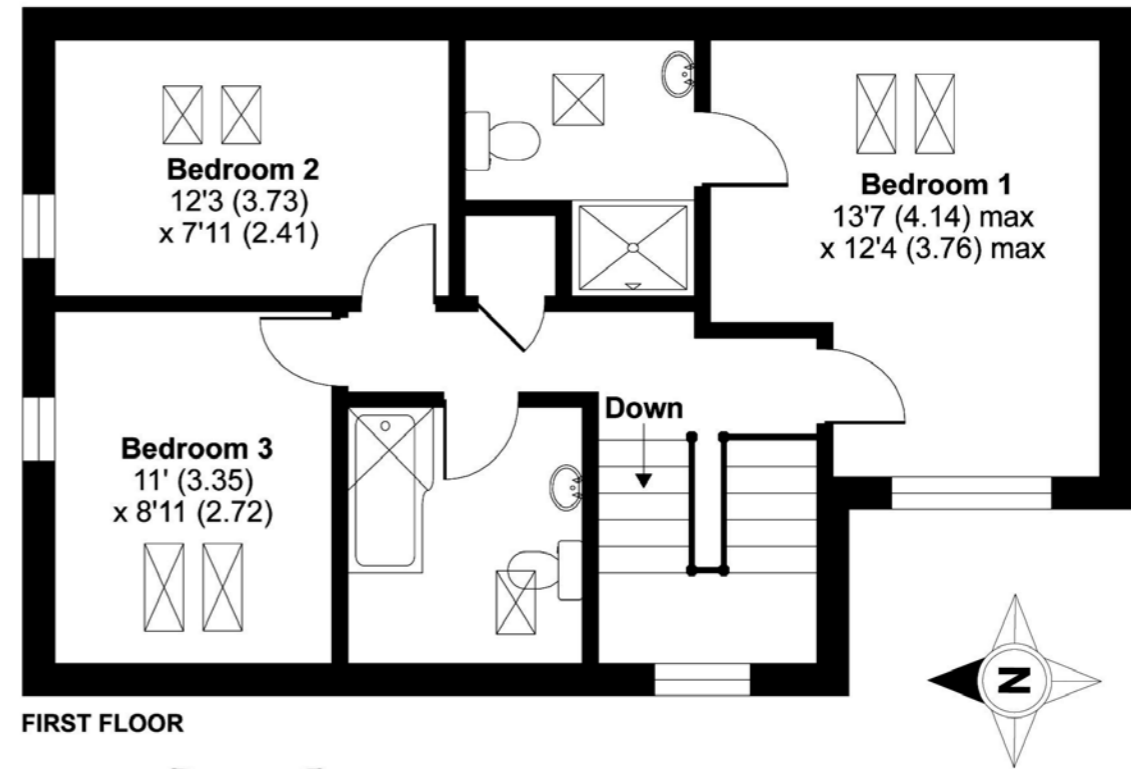


“We often came to Sunny Fields for rest and relaxation.”

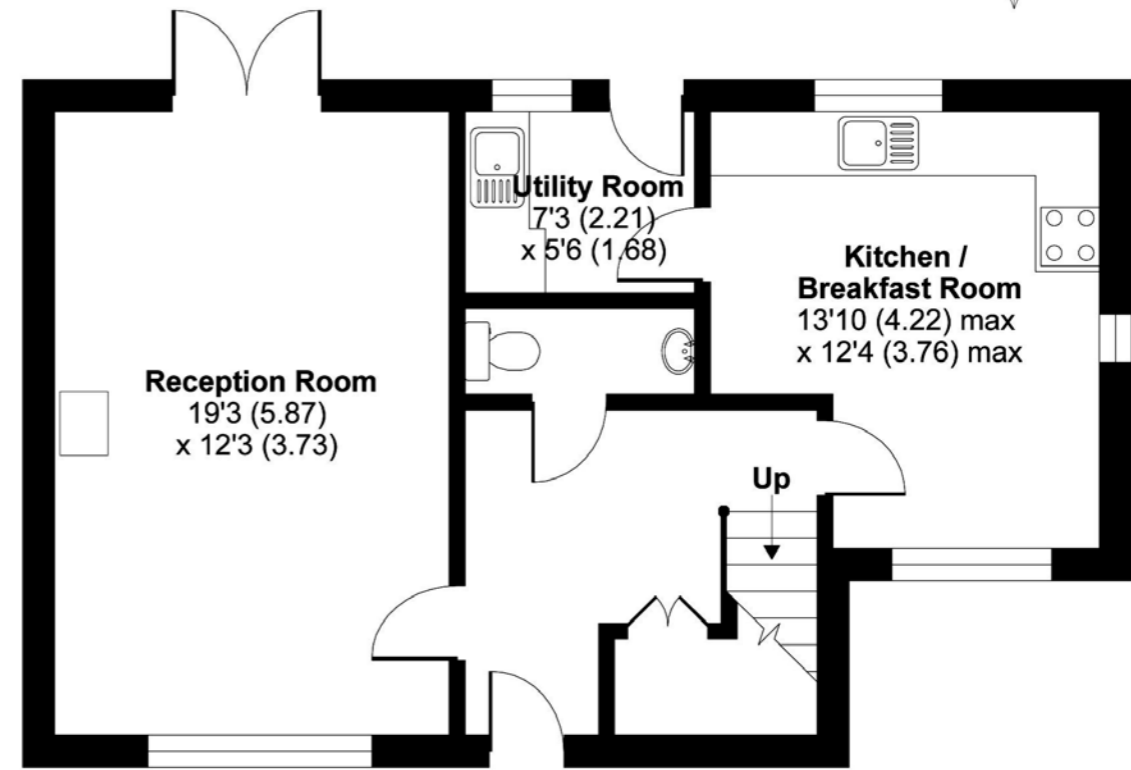
With the shops and pub just around the corner, Sunny Fields is perfect positioned for a home or holiday bolt hole in one of north Norfolk's most desirable locations. The property is currently used as a second home and holiday let, so comes with no onward chain.



APPROX. GROSS INTERNAL FLOOR AREA 1170 SQ FT 108.6 SQ METRES



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.

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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 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 the Vendor



Hunstanton Beach

“We enjoy exploring the nearby coastline, from Hunstanton to Wells. It's a huge expanse of space with big skies.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2748-1948-7310-2694-2950

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: ///handyman.eyelid.deranged

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SOWERBYS



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