



THE STORY OF

# 2 Railway Cottages

*Docking, Norfolk*

SOWERBYS



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# 2 Railway Cottages

Station Road, Docking, Norfolk  
PE31 8LY



Character Cottage

Excellent Village Location

Modern Lounge

Attractive Kitchen

Two Bedrooms

Modern Bathroom

Enclosed Rear Garden

Driveway

Potential Holiday Let

No Upward Chain



Situated in the heart of this much-loved Norfolk village, and just a few minutes from the popular Brancaster beach, is 2 Railway Cottages.

A lovely living room offers clean and modern lines which complement the character of the Suffolk door into the kitchen.

Whilst a traditional property it has been modernised in recent years and offers a lovely mix of old and new - along with practical benefits such as off-road parking.

The kitchen has modern units and a fitted oven - with hob and extractor - with views out over the rear garden.

**SOWERBYS HUNSTANTON OFFICE**

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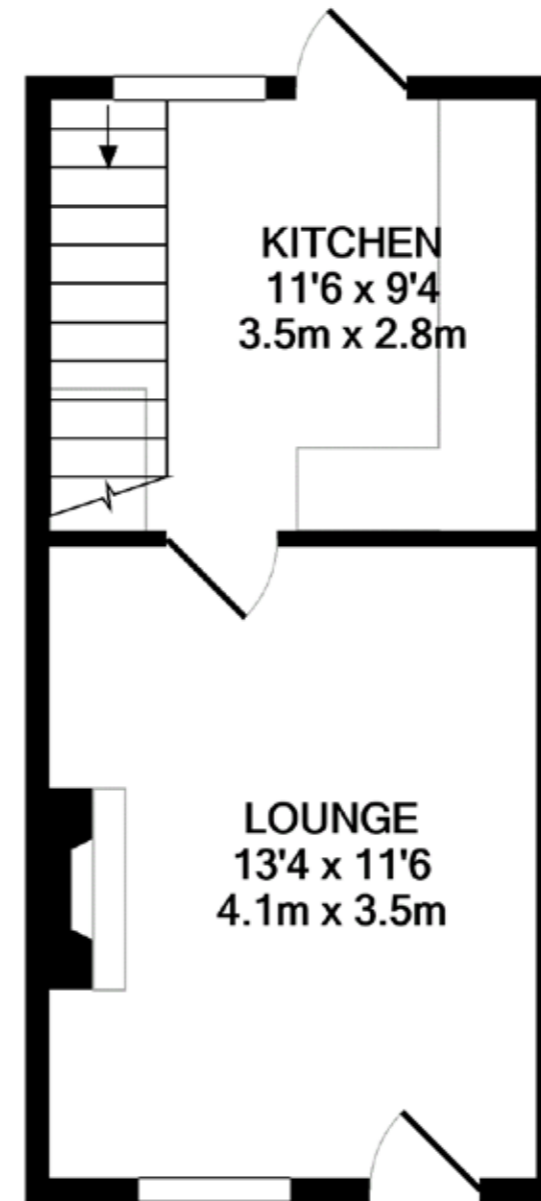
hunstanton@sowerbys.com



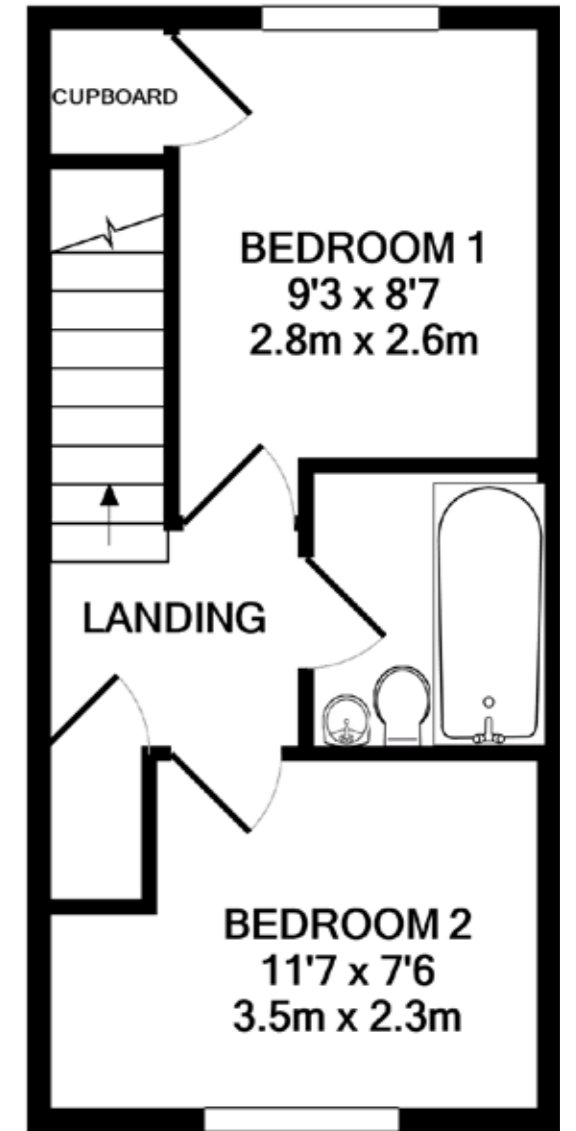
On the first floor are two good-sized bedrooms along with a lovely fitted modern bathroom, with an over-the-bath shower.

Outside and the enclosed garden to the rear has a small patio area which is perfect for barbecues - or a glass of something special. The remainder of the garden is artificial grass which is perfect for those wanting low maintenance.

This charming cottage is in an area of the county with great community and a village spirit. Whether you're looking for a cosy home, or place to visit from time-to-time, you're well-located for the best of the Norfolk coastline and within easy reach of popular locations such as the Sandringham Royal Estate.



GROUND FLOOR  
APPROX. FLOOR  
AREA 237 SQ.FT.  
(22.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 237 SQ.FT.  
(22.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 473 SQ.FT. (44.0 SQ.M.)**

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 Sowerbys



"Burnham Market is only four miles away and gives you a great place to visit and explore local shops."

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## SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

E. Ref:- 2792-9850-5711-2512-1152

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

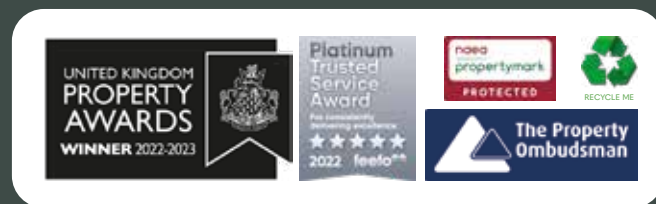
Freehold.

## LOCATION

What3words: ///shackles.searcher.positive

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# SOWERBYS



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