



THE STORY OF

# 34 Sandringham Avenue

*Docking, Norfolk*

SOWERBYS

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# 34 Sandringham Avenue

Choseley Road, Docking, Norfolk,  
PE31 8QH



Beautiful Brick and Flint Home

Four Double Bedrooms

Three En-Suites and Family Bathroom

Magnificent Open-Plan Living Space

Vaulted Ceiling

Stunning Kitchen with Island

Coastal Views

Private South-Facing Garden

Integrated Garage

Four Miles from Brancaster Beach



SOWERBYS BURNHAM MARKET OFFICE

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“We love the open-plan living space -  
and the views from the kitchen across to  
Brancaster and the sea...”

Avada have a long established and well deserved reputation for building elegant houses which are both aesthetically beautiful outside as well as being meticulously finished inside. However, it takes a little more to turn such houses into homes and that is exactly what is presented here, a proper, welcoming and comforting home.

In order to provide the best access to our stunning and far reaching north Norfolk views, as well as taking full advantage of those double height ceilings, the accommodation for this home is on the ground floor. There are three large

en-suite bedrooms, as well as a separate family bathroom. The principal bedroom suite is substantial, and even that is an understatement as it is almost as much of a ‘stop in your tracks’ room as the main room is upstairs! This room comfortably accommodates a super king size bed and, in fact, anything less would be lost. There is a large en-suite shower room as well as an equally generous walk-in dressing room. French doors open onto the eastern courtyard garden which is almost Tuscan in its feel and absolutely ideal for soaking up the early morning summer sunshine with an espresso.



Taking the elegant oak and glass staircase up to the first floor you enter what is a breathtaking room. This room is 42 ft long and 24 ft wide; if you were only looking at it from a floorplan you would be forgiven for thinking that such a large space might be quite imposing. However, with simple yet clever dressing, this room has been naturally divided into different living spaces that seamlessly flow together and make for an incredibly welcoming open-plan room.

At the western end is the reception space with its large and comfortable sofas, in the centre is the dining room with a generous table that will comfortably seat 12. There is an office area as well as a seating spot that is perfect for time out with a good book, the Sunday papers or catching up on your 'socials', and then at the eastern end of this amazing space is the kitchen. Beautifully finished, this is a kitchen for someone who knows how to use it. The island has an abundance of prep space as well as doubling up as a breakfast bar that is just as ideal for a cosy kitchen supper as it is for a mid-morning gossip, and to cap it all, as you fill the kettle or rinse the plates off you can gaze across the open farmland and enjoy the coastal views down to Brancaster.



Adjoining this room, and originally designed as the fourth bedroom suite, is a room which might be called a snug or perhaps the cinema room or even the library. Whichever it is, this is the ideal place to snuggle down after a blustery winter walk and enjoy a cosy film.





There is a utility room that is as large as many people's kitchens on the ground floor as well as an integrated garage and off street parking.

In addition to the inner 'Tuscan' courtyard there is also the main garden which is mostly lawned but with a patio area. All south-facing but open to the west, it is incredibly light and with its brick and flint wall and woven steel fencing it is also totally private.

34 Sandringham Avenue really is a beautiful home set in an idyllic part of the world.



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



Holme-next-the-Sea

“We love to take advantage of the great outdoors - Holme Dunes Reserve is wonderful, with a great beach and access to the Norfolk Coastal Path.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating. 8.8Kw Solar PV array with 13.5Kw battery storage and UPS (the battery seamlessly kicks in in the event of a power cut), significantly reducing running costs.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

A. Ref:- 5737-5531-5300-0136-0222

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: ///feeds.tweezers.legend

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# SOWERBYS



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