



THE STORY OF

1, 2 & 3 Docking Road

Sedgeford, Norfolk

SOWERBYS

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THE STORY OF

1, 2 & 3 Docking Road

Sedgeford, Norfolk
PE36 5LR

Exciting Opportunity to Acquire
Three Traditional Cottages

Two Bedrooms per Cottage

In Need of Updating

Pleasant, Mature Garden

Field Views to the Rear with Wonderful Sunsets

No Onward Chain

Popular Village Location Within Easy Reach of the Coast

Potential to Extend (STPP)

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“...this could provide an ideal opportunity
to create something very special.”

A rare opportunity has arisen to acquire three charming cottages standing in a prominent position at the eastern entrance to the village approached from Docking and Burnham Market. The group of pretty cottages were originally built over 200 years ago of carr-stone, flint, brick and pantile. Photographs of the cottages have appeared in local guide books.

While internal modernisation is required, acknowledged in the asking price, the properties offer great potential.

The accommodation in each cottage consists of two bedrooms, a lounge,

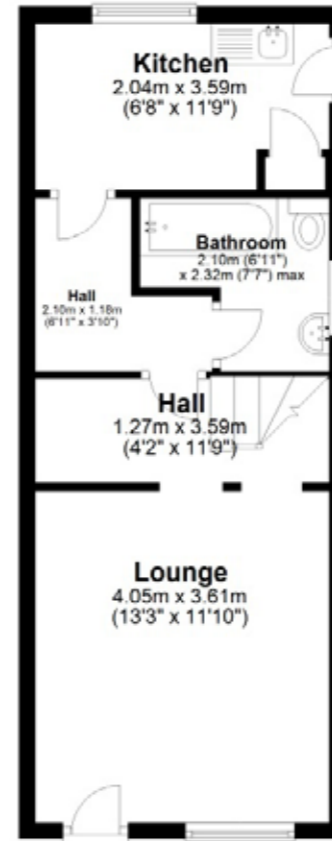
kitchen and downstairs bathroom. There is opportunity for extension (subject to relevant planning permissions and consents).

Outside, all three properties have a small, low maintenance frontage, and a generous wide rear garden which is mainly lawned with mature trees. Number 1 also has a wide gravel entrance drive offering ample parking, together with a brick, flint and pantile outbuilding with potential for conversion to a small studio or boathouse (subject to any relevant planning permissions and consents). The hidden gem is the wonderful view of open fields and the glorious sunsets.

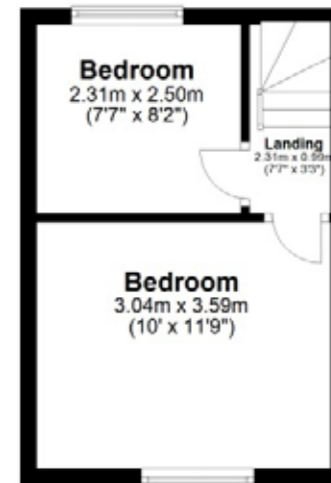


1 Docking Road

Ground Floor
Approx. 35.1 sq. metres (378.1 sq. feet)



First Floor
Approx. 19.6 sq. metres (210.7 sq. feet)



Total area: approx. 54.7 sq. metres (588.9 sq. feet)

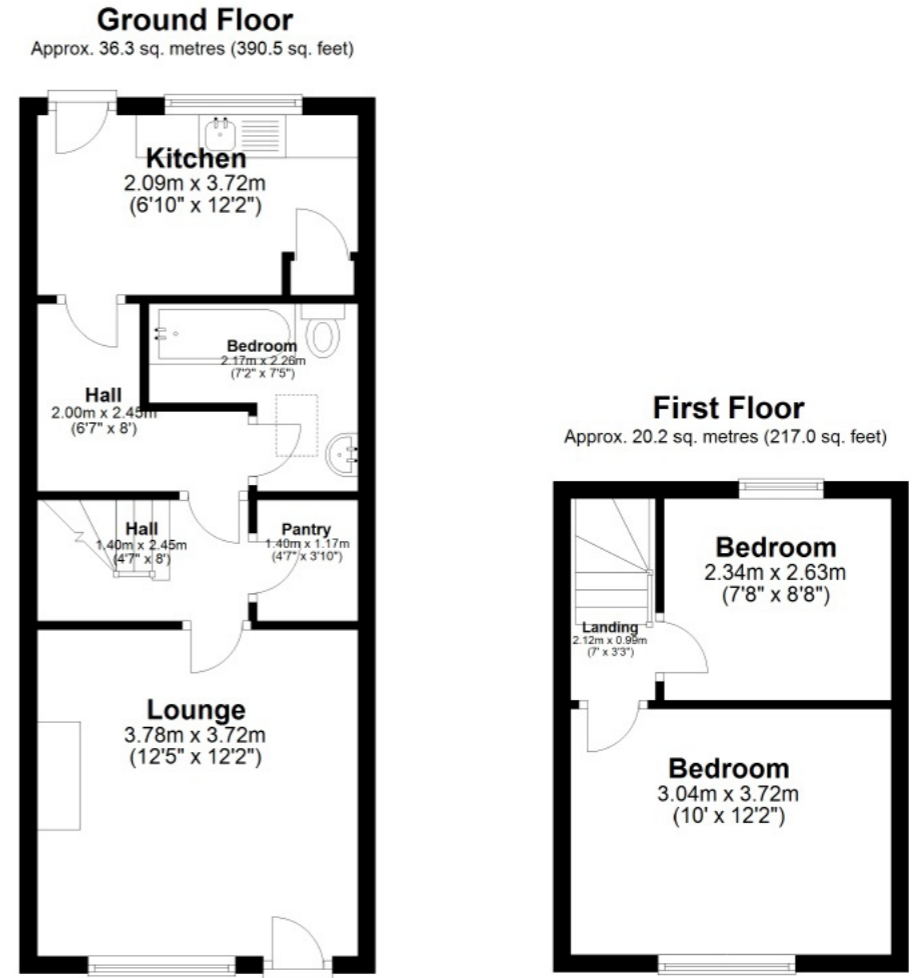
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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2 Docking Road



Total area: approx. 56.4 sq. metres (607.6 sq. feet)

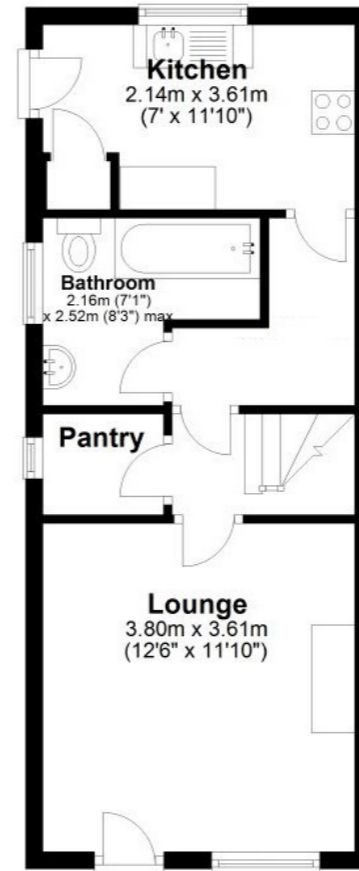
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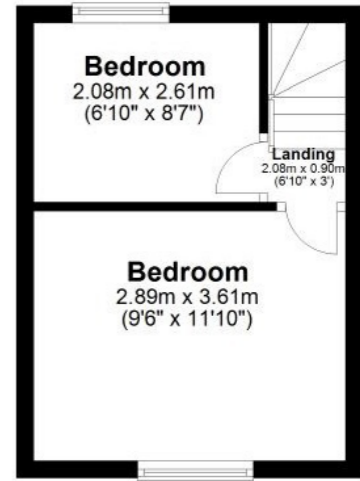


3 Docking Road

Ground Floor
Approx. 34.6 sq. metres (372.2 sq. feet)



First Floor
Approx. 18.3 sq. metres (197.0 sq. feet)



Total area: approx. 52.9 sq. metres (569.3 sq. feet)

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ALL THE REASONS

Sedgeford

IN NORFOLK
IS THE PLACE TO CALL HOME



A popular conservation village with a fascinating history, Sedgeford is situated within the Norfolk's

Coast Area Of Outstanding Natural Beauty, just a few miles inland from the coastal resorts of Hunstanton and Heacham.

The royal Sandringham Estate, Holme, Thornham, Brancaster, Docking and Burnham Market (named as one of the 'poshest' places in the UK) are all close by.

The award-winning King William Country Inn and Restaurant is an attractive asset to the village.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities and a mainline train service to London King's Cross.

The north west Norfolk coastline is within a short drive with beautiful long sandy beaches and great facilities for golfers, bird watchers and walkers.



Note from Sowerbys



Brancaster Beach

“With a lovely village pub and the coast only being a few minutes drive away, it's easy to see why Sedgeford is so popular”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity connected. A cesspit is shared between the three cottages. Electric storage heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

Number 1 - F. Ref:- 2789-6111-1551-1872-5519

Number 2 - G. Ref:- 2119-2861-7192-4112-8413

Number 3 - F. Ref:- 2824-1598-5518-6812-6641

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.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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