



THE STORY OF

10 Manor Road

Docking, Norfolk

SOWERBYS



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10 Manor Road

Docking, Norfolk
PE31 8GP

Detached New Build Home

Four Bedrooms

Double Height Entrance Hall

Landscaped Gardens

Detached Double Garage and Electric Car Charger

2,712 Sq. Ft. (252 Sq. M)

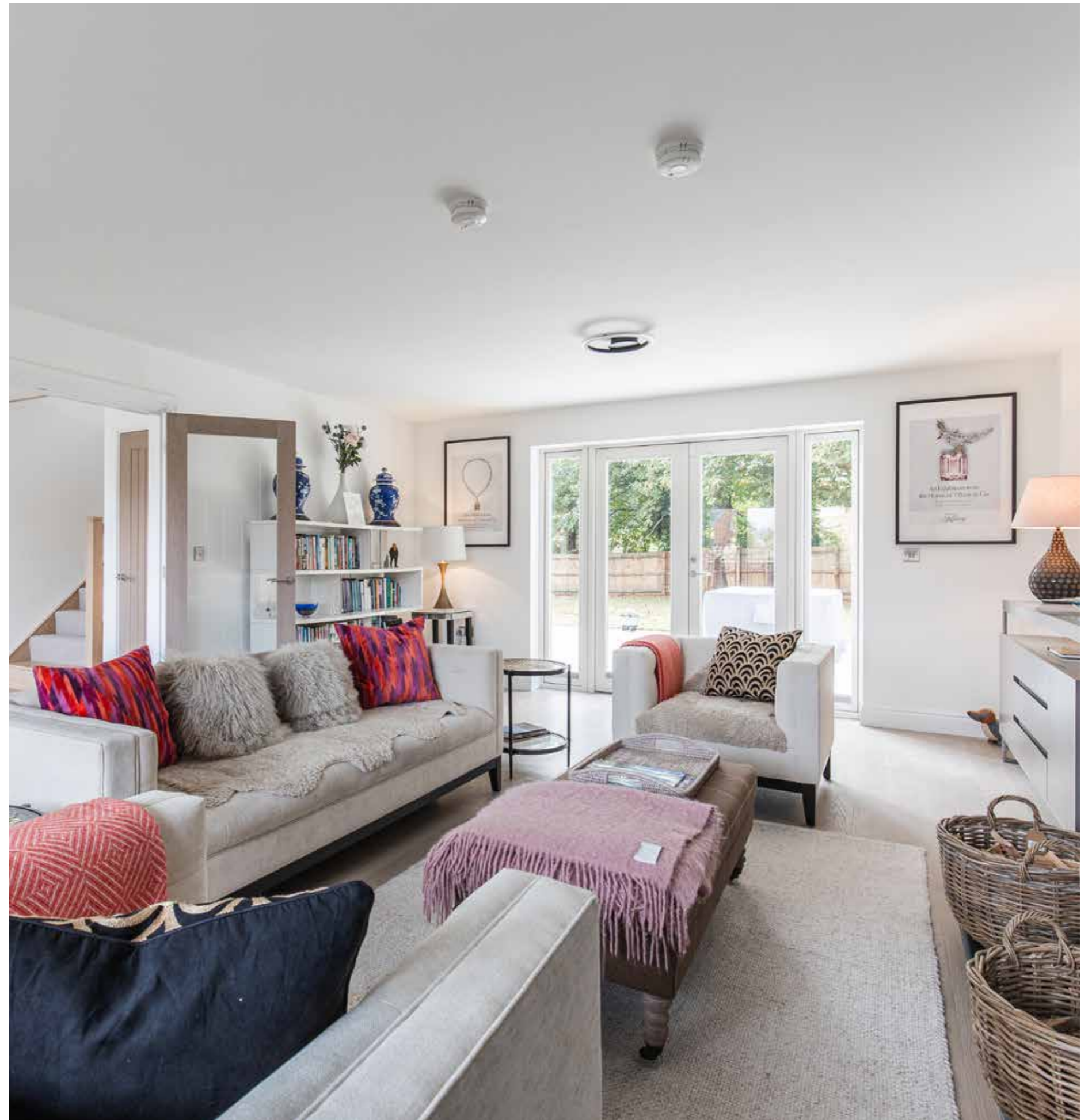
Stunning Kitchen/Dining Room

Home Office

Views Over Landscaped Village Pond

Underfloor Heating Downstairs
and Radiators to First Floor

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com





Completed less than a year ago by the award winning Hill Developers, No 10 has been further upgraded both inside and out to create an immaculate and beautiful finished home.

Upon stepping inside this beautiful brick and flint home you immediately become aware of just how spacious and light the entire property is. The double height entrance hall is very reminiscent of a barn conversion and allows an enormous amount of natural light into the house.

The house is double fronted and all the principal rooms lead off this wide and welcoming central hall. To the right is a generous reception room with a log burner providing a central focus. This is a room for cuddling up in the winter time and watching the fire flickering while you relax from a blustery walk on Holkham beach. However, in the summer, open up those French doors and this room can be cool and airy and links perfectly round to the rest of the ground floor.

On the other side of the hall you are through to the hub of this home, and the current owner's favourite space; the kitchen, dining and family room. The generous central island provides not only a practical worksurface, but also a sociable breakfast bar to sit and enjoy a morning catch up over coffee. There is ample space for a dining area as well as a seating area, as this is the room that everyone gravitates towards. Pull back the full width bi-fold doors and this is an idyllic room in the summer, enjoying the views over the sun dappled garden beyond.



We love the amazing feeling of space inside and outside the house.





For day to day use there is a utility and boot room at the side of the house, practically located for shaking off muddy boots or washing down paws as well as bringing in the shopping from the car. There is also a very large guest WC beside what is currently the study, but could easily be a ground floor bedroom should you wish.

The central staircase has been completely remodel with a combination of limed oak and glass and aside from its practical function, it is now more of an artistic feature and is certainly eye catching.

Upstairs there are four double bedrooms, the principal suite has both an en-suite as well as a generous walk in wardrobe, there is a further bedroom suite whilst the other two share the family bathroom.

To the side of the house there is off street parking as well as a large and separate double garage that is currently used as a home gym. However, it is the garden of No 10 that really sets it apart from all the other houses within Heartwood. South facing and completely private, this space has been beautifully landscaped with the addition of trees and a beautiful array of porcelain patioed areas that perfectly follow the sun all day, this garden is a complete haven for tranquillity and peace.

Having created their perfect home, the current owners have absolutely adored living here and the wonderful neighbourhood and community that Heartwood has so quickly become. The views over the pond, the easy walking access to all the amazing amenities that the village has to offer and the peacefulness of their location make it the perfect new home.





Garage
Approximate Floor Area
420 sq. ft
(39.04 sq. m)

Ground Floor
Approximate Floor Area
1356 sq. ft
(126 sq. m)

First Floor
Approximate Floor Area
1356 sq. ft
(126 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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Docking

POSSIBLY ONE OF
NORFOLK'S BEST HIDEAWAYS

Docking is one of Norfolk's best hideaways, just four miles from the sea and a short drive from the market towns of Fakenham and Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272 feet and was once known as 'Dry Docking' due to its lack of drinking water. In the 18th century, a well was sunk, and residents paid a farthing per bucket until mains water was installed in 1936. During World War II, RAF Docking airfield operated nearby, and Docking Hall housed actors Richard Burton, Robert Hardy, and Warren Mitchell.

Today, Docking boasts a strong community with a thriving nursery and primary school, filling the streets with the sound of children playing. The village is well-serviced with a GP surgery, village store with Post Office, playing field, tennis court, bowling green, popular fish and chip shop, and The Railway Inn.

Buyers have a wide range of property options, including traditional brick and flint cottages, classic Georgian houses, and quality new-build homes. One notable development is Four Miles, named for its proximity to Thornham and Brancaster, offering cottages, barns, and apartments designed to blend with the countryside.

Docking residents can enjoy growing their own produce or visit the weekly farmer's market at Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with fresh produce from local smallholders 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



“Almost all homes have permanent residents and everyone is so friendly, it's a really nice little community.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating. Underfloor heating downstairs and radiators to first floor. Water softener. Electric car charger.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref: 0320-3383-2280-2107-3981

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: ///identity.attaching.juggler

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SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

