



# THE STORY OF

# 17 Norfolk Heights

## *Docking, Norfolk*

# SOWERBYS



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Sedgeford Road, Docking, Norfolk  
PE31 8PW

Iconic Norfolk Heights, Full of History and Character

Two New Grand Arched Windows Flooding the Main Living Space with Light

Open-Plan Kitchen/ Dining/Living Room with Breakfast Bar

Two Comfortable Double Bedrooms with Countryside Views to the Rear

Stylishly Refitted Shower Room with Contemporary Fittings

Manicured Communal Gardens, Residents' Parking and Drying Area

A beautifully presented first floor apartment, 17 Norfolk Heights is set within the iconic former workhouse, Norfolk Heights. With its striking arched windows framing far-reaching countryside views, this elegant home offers light-filled living spaces, stylish finishes and a peaceful setting within manicured communal grounds.

The apartment is accessed via a broad staircase to the first floor landing, with the front door opening into a welcoming hallway. At its heart lies the impressive open-plan living, dining and kitchen space – dominated by two grand arched windows that fill the room with natural light. The kitchen is neatly arranged to the rear with a breakfast bar, creating the perfect spot for relaxed dining while still enjoying the views.

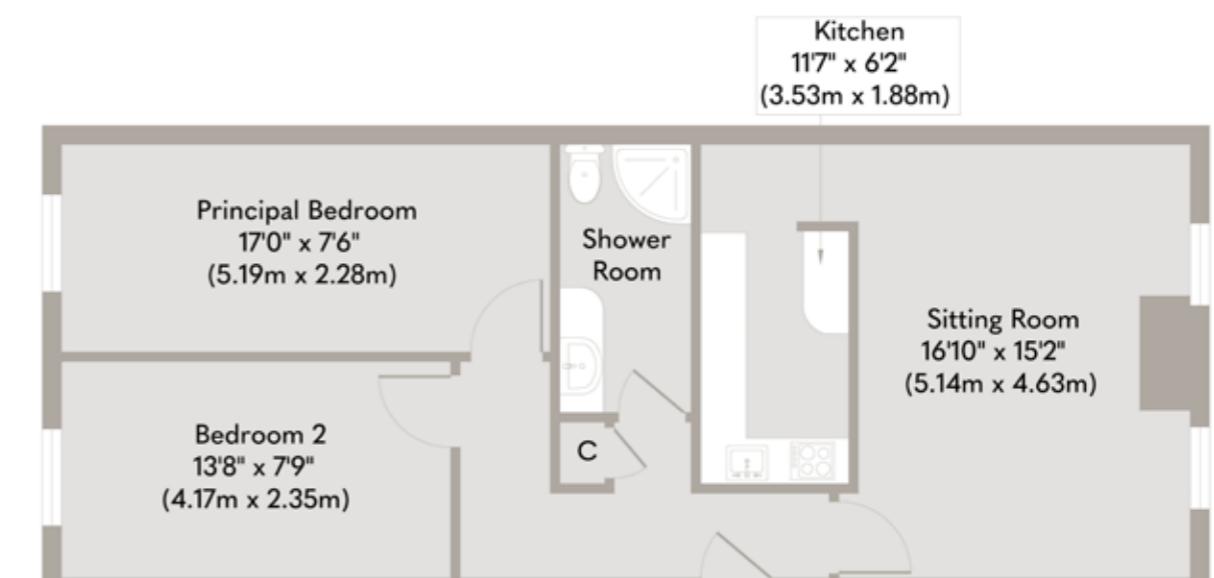
To the rear of the apartment are two comfortable double bedrooms, each looking out over the gardens and communal grounds, together with a newly fitted shower room featuring contemporary tiling and fittings.

This is a rare opportunity to enjoy the charm of a historic setting with the comfort of modern living – a home that combines character, light and space in an enviable location.





Our favourite view  
is from the imposing  
lounge windows -  
watching the stunning  
North Norfolk sunsets.



Ground Floor  
Approximate Floor Area  
584 sq. ft  
(54.30 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.

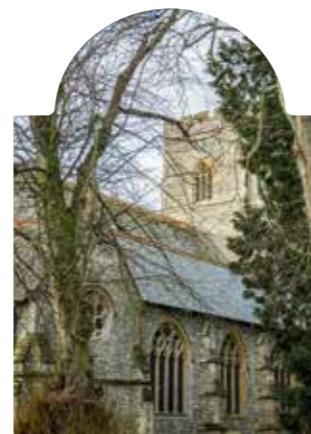
Dating back to Saxon times, Docking is one of Norfolk's highest points at 272 feet and was once known as 'Dry Docking' due to its lack of drinking water. In the 18th century, a well was sunk, and residents paid a farthing per bucket until mains water was installed in 1936. During World War II, RAF Docking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



"Each year we've grown more in love with the old workhouse and the surrounding area - it's serene, safe and relaxing."



## SERVICES CONNECTED

Mains electricity and water. Drainage to communal septic tank. Electric heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

D. Ref:- 8646-7327-1350-3459-9992

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

Leasehold. 968 Years Remaining. Service charge is £200 which includes insurance, grounds maintenance, sinking fund, external and hallways decoration.

## LOCATION

What3words: ///weeknight.segregate.mimics

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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