

# SOWERBYS

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## Plot 2, The Grange

Sandy Lane, Docking, Norfolk, PE31 8NF

£340,000

Viewing by appointment with our  
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## The Grange

A prestigious development of four three bedroom homes located in the popular village of Docketing, which offers local amenities yet is just a short distance from the picturesque North Norfolk coast.

The Grange, a former Georgian residence, has been tastefully converted into four stunning, individual three bedroom homes. Each is unique in size and proportion and has been renovated and finished to a very high standard.

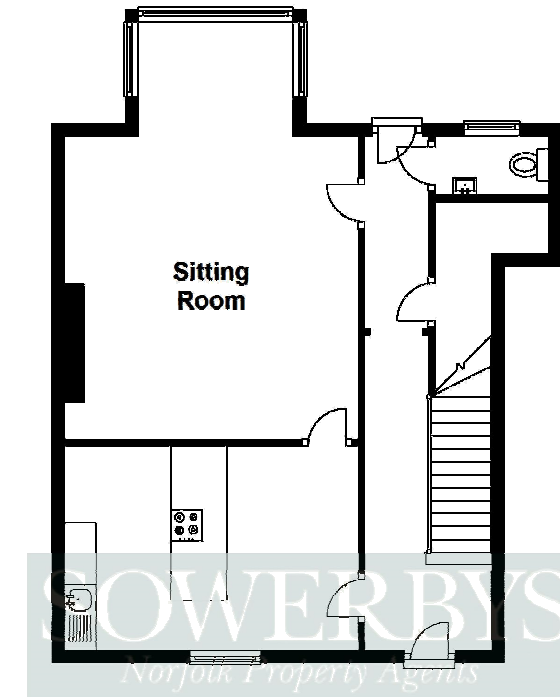
Within each property, the accommodation comprises entrance hall, downstairs cloakroom, modern fitted kitchen, lounge/dining room, three bedrooms, en-suite to master bedroom and bathroom.

Outside there are well proportioned enclosed rear gardens and allocated parking for two vehicles.

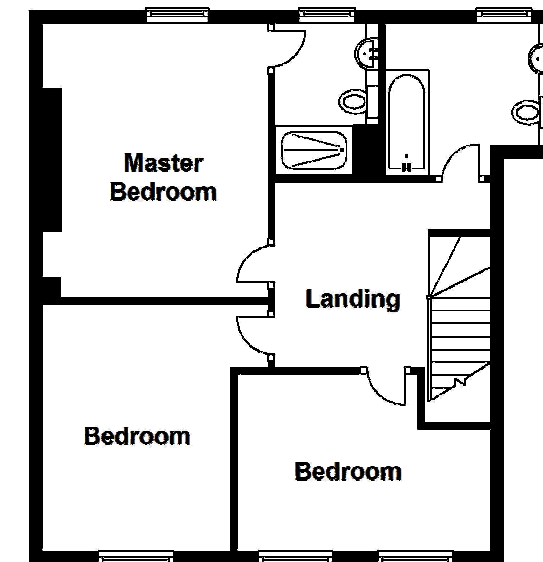
## Docketing

Docketing is a busy village with a small supermarket and post office, a fish and chip shop, blacksmith, a pub, a large village playing field, tennis court and bowling green. The village is perfectly placed for the North Norfolk Coast and its long, fine sandy beaches. Brancaster and The Royal West Norfolk Golf Club are about five miles away. There are two golf courses in Hunstanton, which is less than eight miles away. The Titchwell Bird Reserve, home to terns and waders is close by. The ultra fashionable Georgian village of Burnham Market, Sandringham and the market towns of Fakenham and King's Lynn are also nearby.

**Ground Floor**



**First Floor**



### Energy Efficiency Rating

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number above.

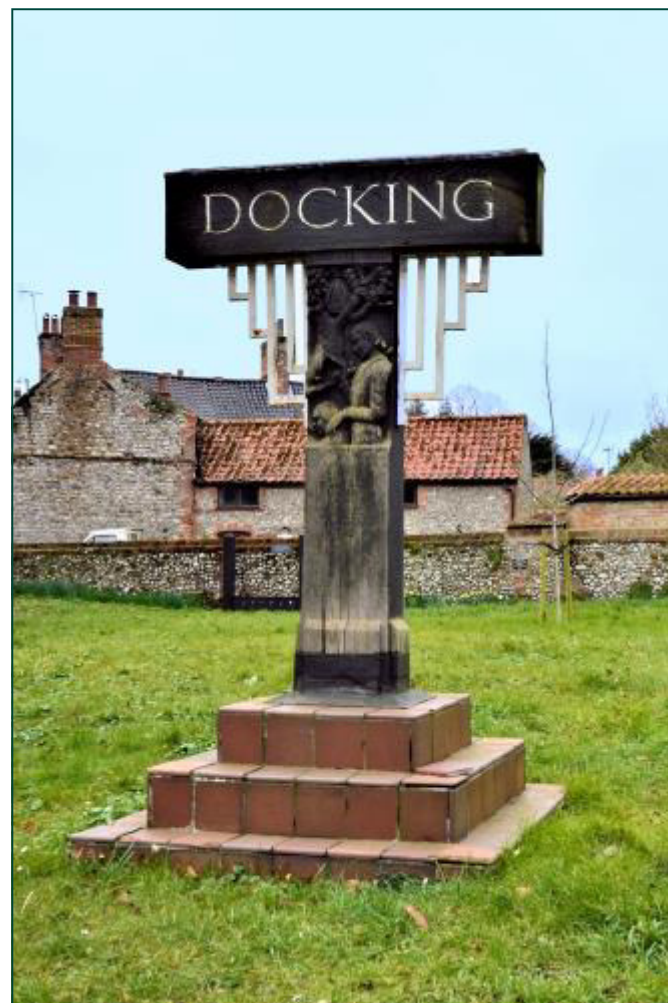
### Council Tax

To be confirmed.

### Services Connected

To be confirmed.





### Outside

The property has two allocated parking spaces and an enclosed rear garden. The rear garden has a patio seating area and is enclosed by panelled fencing. The majority of the rear garden is laid to lawn.

### Directions

From The Green in Burnham Market, continue past the church, onto the Docking Road through the village of Stanhoe. On entering the village of Docking, turn right at the T-junction onto the High Street. Continue along this road, turning right at the church onto Station Road. Continue along Station Road, passing Station Garage on your left, before turning right into Sandy Lane. The Grange can be found after a short distance on the right hand side.



### Accommodation Comprises

A double glazed entrance door with open entrance porch opens into...

#### Entrance Hall

16' 6" x 6' 7" (5.03m x 2.02m)

Original decorative tiled flooring, ceiling spotlights, one radiator and original curved staircase to the first floor. Doors to the rear lobby and the kitchen.

#### Lounge/Dining Room

21' 10" > 15' 10" x 15' 8" (6.66m > 4.84m x 4.80m)

One radiator, multi pane sash bay window to the rear aspect overlooking the garden, oak flooring, television point, ceiling spotlights and wall lights.

#### Kitchen/Breakfast Room

15' 4" x 10' 8" (4.68m x 3.26m)

Double glazed multi pane sash window to the front aspect . A modern fitted kitchen comprising a range of base units and wall mounted units with underlighting. Timber block worktops incorporating an inset stainless steel sink with drainer and mixer tap above. Integrated appliances include a Whirlpool electric oven with grill, ceramic hob with stainless steel extractor hood over, Whirlpool fridge/freezer, Zanussi washing machine, and dishwasher. Ceramic tiled flooring, ceiling spotlights and one radiator. Door leading to the lounge/dining room.

#### Rear Lobby

Door opening to understairs storage cupboard which has ceiling spotlights and houses the gas fired central heating boiler. Multi pane double glazed door opening to the rear garden.

#### Cloakroom

Obscure sash window to the rear aspect. Washbasin with tiled splashback and a low level WC with push button flush. One radiator and ceiling spotlights.





#### Landing

One radiator, ceiling spotlights and loft access.

#### Master Bedroom

14' 11" x 11' 10" (4.57m x 3.63m)

Double glazed multi pane sash window to the rear aspect overlooking the garden, one radiator, ceiling spotlights and a door to the en-suite.

#### En-Suite

Obscure multi pane sash window to the rear aspect. Vanity washbasin, low level WC and a large shower enclosure. Travertine tiled walls, chrome heated towel rail, tiled floor, ceiling spotlights and an extractor fan.

#### Bedroom Two

12' 11" x 9' 10" (3.96m x 3.00m)

Double glazed multi pane sash window to the front aspect, one radiator and ceiling spotlights.

#### Bedroom Three

13' 3" x 9' 4" x 9' 5" (4.04m x 2.87m x 2.89m)

Two double glazed multi pane sash windows to the front aspect, one radiator and ceiling spotlights.

#### Bathroom

8' 8" x 7' 10" (2.66m x 2.40m)

Vanity washbasin, low level WC with push button flush, a panelled bath with shower screen and shower attachment. Obscure window to the rear aspect, tiled flooring, chrome heated towel rail, ceiling spotlights, extractor fan.

