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Badgets, Caddows & The Coach House

Sandy Lane, Docking, Norfolk, PE31 8NF

Badgets - £420,000

Caddows - £425,000

The Coach House - £395,000

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Badgets

Badgets, Caddows & The Coach House

Three detached properties which have been refurbished to a high standard with good quality fittings and finishes throughout. The properties are situated along Sandy Lane, about four miles from the north Norfolk coast and grouped around a communal brick paved 'courtyard' entrance. Each property has two car parking spaces along with enclosed gardens to the rear. Badgets and Caddows are modern detached houses of flint and brick to the front and side elevations, the Coach House being a traditional brick and flint cottage, formerly part of 'The Grange'. The properties have four bedrooms with shower room en-suite to the main bedroom, propane gas-fired central heating and newly installed sealed unit double glazed windows in timber frames. Features include :- wood-burning stove and oak flooring to the sitting room, newly fitted kitchen/diner with built-in appliances and Travertine tiling and bi-folding doors opening to the garden. There are new, good quality fittings to the bathroom and shower room, again with Travertine tiled floors. There is new fitted carpeting to the stairs, first floor landing and bedrooms.

Docking

Docking 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.



Badgets



Caddows



Badgets

Accommodation Comprises :-

Front entrance door to...

Entrance Hall

Recessed ceiling lighting, central heating thermostat control, radiator and oak flooring. Carpeted staircase to the first floor galleried landing.

Cloakroom

White suite comprising pedestal handbasin and low level WC. Chrome towel radiator and tiled floor.

Sitting Room

14' 8" x 14' 8" (4.47m x 4.47m)

Fireplace recess with fitted wood-burning stove. Recessed ceiling lighting, two wall uplighters, radiator and oak flooring.

Study

11' 4" x 11' 3" (3.45m x 3.43m)

Windows to the side and rear. Radiator, recessed ceiling lighting and oak flooring.

Superb Kitchen/Dining Room

26' 10" maximum x 23' 1" > 14' 7" (8.18m x 7.04m)

Windows on three sides and wide bi-folding doors from the dining area opening to the garden. Range of cream coloured Shaker-style base and wall units with oak worktop surfaces, incorporating a 1.5 bowl ceramic sink with mixer tap. Built-in stainless steel oven and separate propane gas hob set in matching island unit. Integrated dishwasher and fridge/freezer. Recessed ceiling lighting, two radiators and Travertine tiled floor to the kitchen with oak flooring to the dining area.

Utility Room

13' 0" x 9' 8" (3.96m x 2.95m)

Part glazed side entrance door. Range of matching units with worktop surfaces, incorporating a stainless steel sink. Concealed washing machine and tumble dryer. Recessed ceiling lighting and Travertine tiled floor. Baxi wall mounted propane gas-fired boiler.



Caddows

First Floor

Landing

Recessed ceiling lighting and hatch to loft space.

Bedroom One

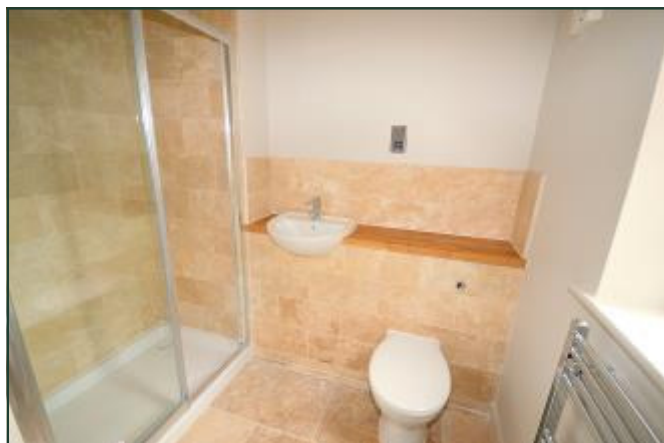
11' 4" x 9' 5" (3.45m x 2.87m)

Radiator and built-in cupboard. Door to...

En-Suite Shower Room

7' 8" x 7' 5" into the recess (2.34m x 2.26m)

White suite comprising large shower cubicle, built-in handbasin set in oak block top and low level WC with concealed cistern. Chrome towel radiator, recessed ceiling lighting, shaver point and Travertine tiled floor and walls.



Bedroom Two

14' 8" x 7' 9" (4.47m x 2.36m)

Radiator.

Bedroom Three

14' 8" x 7' 8" (4.47m x 2.34m)

Radiator.

Bedroom Four

11' 5" x 11' 4" (3.48m x 3.45m)

Windows to the side and rear. Radiator and recessed ceiling lighting.

Bathroom

7' 5" x 6' 10" (2.26m x 2.08m)

White suite comprising panel bath, built-in vanity unit having handbasin set in oak block top and low level WC with concealed cistern. Chrome towel radiator, recessed ceiling lighting and Travertine tiled floor and surrounds.

Outside

The property has two car parking spaces and a side entrance gate to a garden which is mainly to the side of the house with paved patio and lawn. There is a gravelled area to the rear with space for propane gas cylinders.



Caddows

This property has a similar specification to Badgets with a larger garden to the rear and a superb kitchen/diner with wide bi-folding doors opening to the garden. The accommodation with approximate room sizes is as follows :-

Entrance Hall

Cloakroom

Sitting Room

14' 7" x 14' 7" (4.44m x 4.44m)

Study

11' 4" x 11' 3" (3.45m x 3.43m)

Kitchen/Family Room

24' 9" x 16' 3" > 12' 7" (7.54m x 4.95m)

Utility Room

14' 7" x 6' 2" < 9' 9" (4.44m x 1.88m)

First Floor

Landing

Bedroom One

11' 4" x 9' 6" (3.45m x 2.9m)



En-Suite Shower Room

7' 8" x 7' 5" into the recess (2.34m x 2.26m)

Bedroom Two

14' 8" x 7' 10" (4.47m x 2.39m)

Bedroom Three

14' 8" x 7' 8" (4.47m x 2.34m)

Bedroom Four

11' 4" x 11' 4" maximum (3.45m x 3.45m)

Bathroom

7' 6" x 6' 10" (2.29m x 2.08m)

The Coach House

This is an attractive traditional property providing similar accommodation to the other two houses and which is in the process of being refurbished to a similar high standard. For further details, please contact Sowerbys.