



A THREE BEDROOM PERIOD COTTAGE IN A CENTRAL VILLAGE LOCATION JUST FIVE MILES FROM THE COAST

Staneve, Middle Road, Docking, Norfolk PE31 8NN

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**Bedfords**

ESTABLISHED 1966

## Guide Price: £299,950

(Freehold) Ref: BUR220189 (22.01.24)

- Period Cottage.
- Centrally located on a quiet lane.
- Brick and flint construction with clay pantiled roof.
- Accommodation comprises; Dining Room, Sitting Room, Kitchen, Landing, three Bedrooms (a double, small double and single) and Bathroom.
- Desirable features include exposed ceiling timbers, pamment tiled floors, wood-burning stove and oil-fired central heating.
- Ideal bolthole or holiday let.
- Small shingled courtyard to rear for ease of maintenance.



**DOCKING** is a thriving village just five miles from the sea with good local amenities including a primary school, a general store and post office, a weekly local food market, a fish and chip shop and a public house. The village is ideally situated for easy access to the North Norfolk coast, renowned for its excellent sandy beaches, coastal walks and RSPB reserve at Titchwell. The area is popular with those seeking a slower pace of life as well as buyers of second homes; there is excellent sailing from Brancaster Staithe while The Royal West Norfolk Golf Club at Brancaster is approximately six miles away. The Georgian village of Burnham Market, the Royal Estate of Sandringham and the market towns of Fakenham and King's Lynn are also within easy reach.





**HEATING:** Oil-fired central heating

**COUNCIL TAX:** Band C

**SERVICES:** Mains water, electricity & drainage

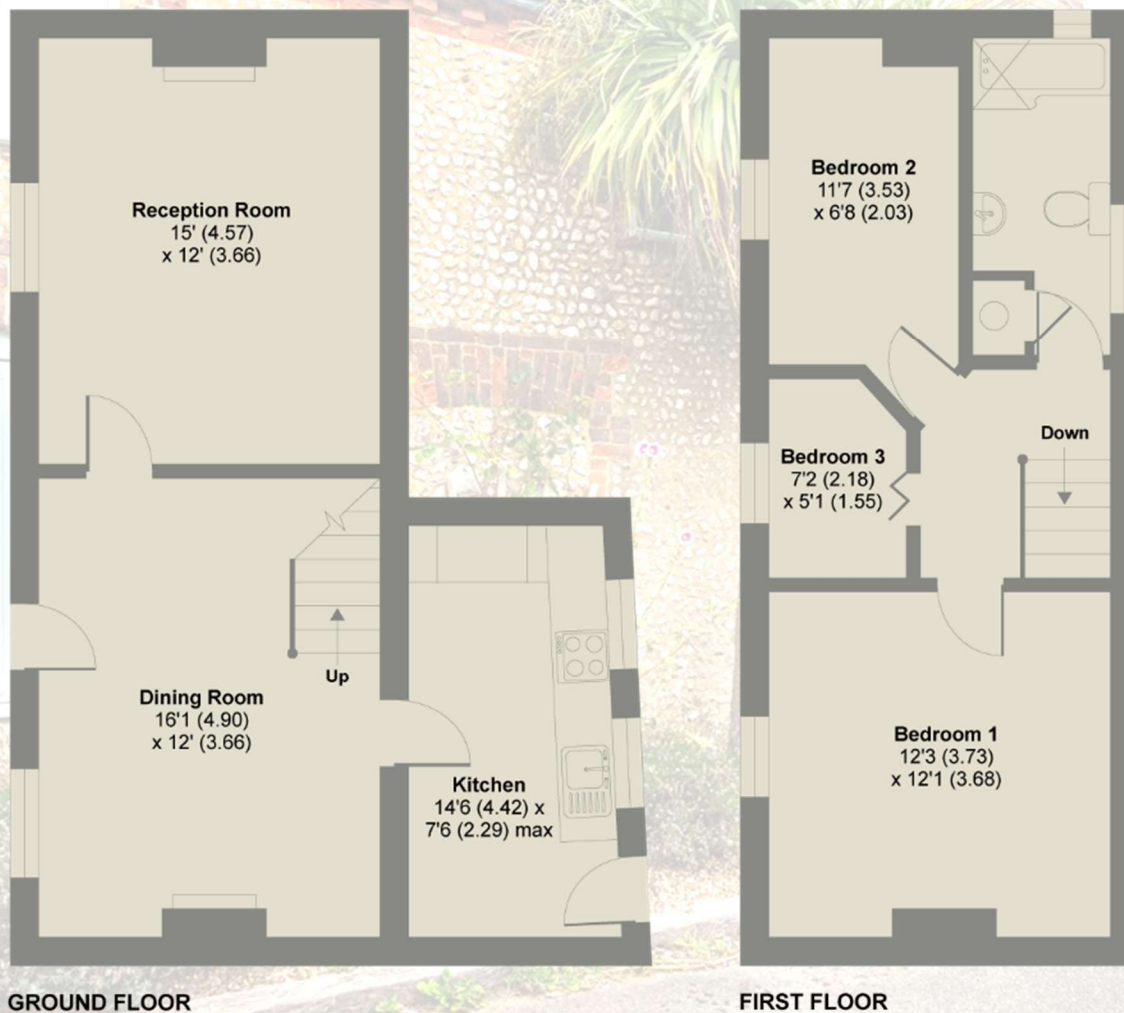
**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items may be available by separate negotiation if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.



Approximate Area = 878 sq ft / 81.6 sq m

For identification only - Not to scale



**ENERGY PERFORMANCE CERTIFICATE (EPC):**

A full copy is available upon request

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	21	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Bedfords Estate Agents. REF: 1020130

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