



A BEAUTIFULLY PRESENTED PROPERTY SET OUT OVER THREE FLOORS AND SITUATED JUST FIVE MILES FROM THE COAST

George House, 18 Sandringham Avenue, Docking, Norfolk PE31 8QH

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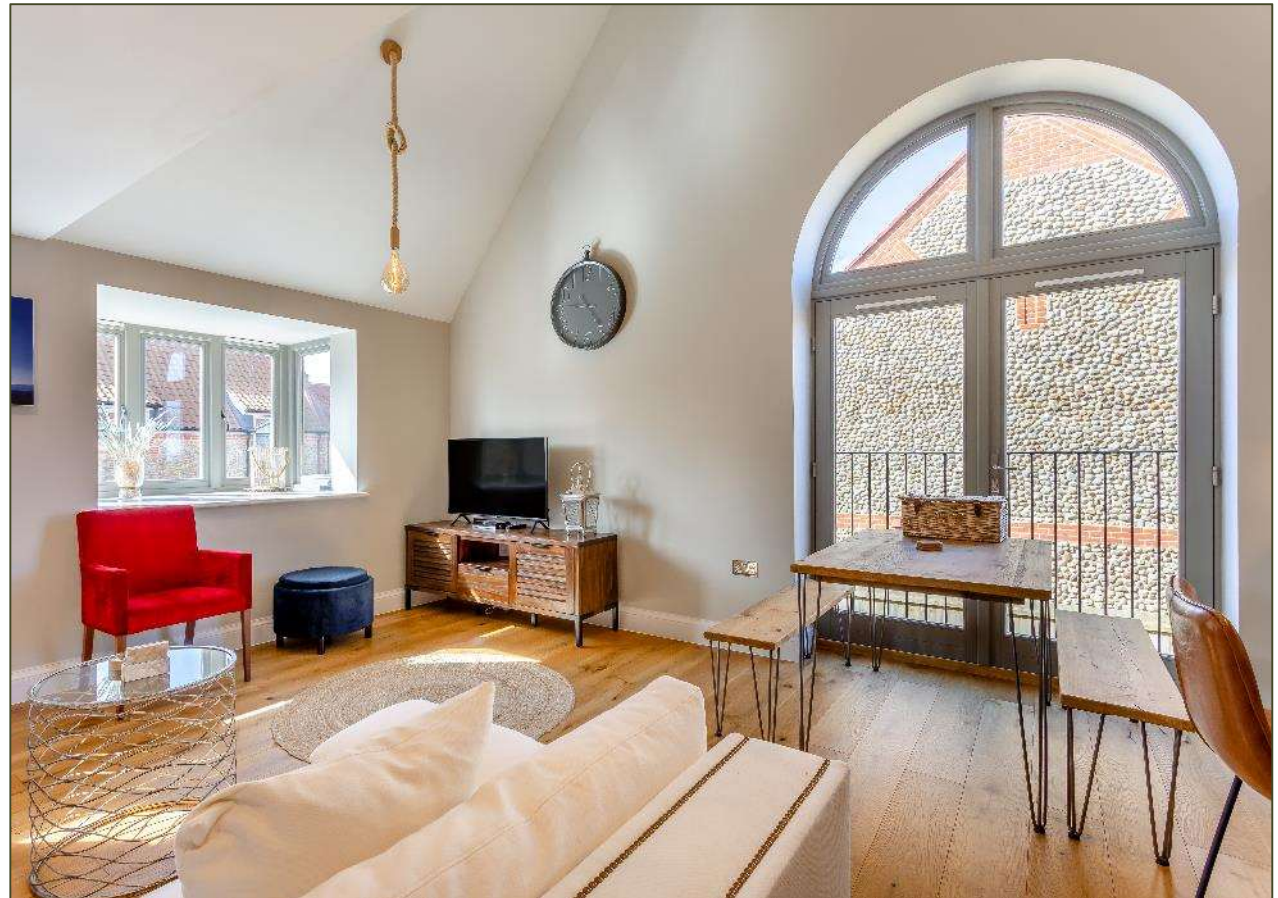
ESTABLISHED 1966

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18 Sandringham Avenue
Docking
Norfolk
PE31 8QH

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Guide Price: £460,000 (11.04.24)
Freehold BUR240017

- High-quality energy efficient property constructed in 2021 by highly-regarded Avada Homes developers.
- Open-plan first floor Kitchen/Family Room with vaulted ceilings and Juliet balcony.
- Utility Room & first floor Cloakroom.
- Versatile second floor Mezzanine level.
- Ground floor Master Bedroom with En-suite Shower Room and a further double Bedroom & Family Bathroom.
- Desirable features include air source underfloor heating, oak floors, staircase and doors, high-quality fitted kitchen with breakfast bar and vaulted ceilings.
- Easy to maintain enclosed garden.
- Allocated parking for two vehicles to the front.
- Available to purchase with no onward chain.
- Sale price includes carpets, curtains and blinds.





DOCKING is a thriving village just five miles from the coast with good local amenities including a primary school, a general store and post office, a weekly food market selling local produce, 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 an 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 atidal harbor at 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: Air-source underfloor heating.

COUNCIL TAX: Band B.

SERVICES: Mains water, electricity & drainage.

BROADBAND: Ofcom indicate that Ultrafast Fibre Broadband is available to the property.

MOBILE COVERAGE: Ofcom indicate that EE, O2 and Three are likely to have voice and data available inside the property and that EE, O2 and Three and Vodafone are all likely to have voice and data available outside the property.



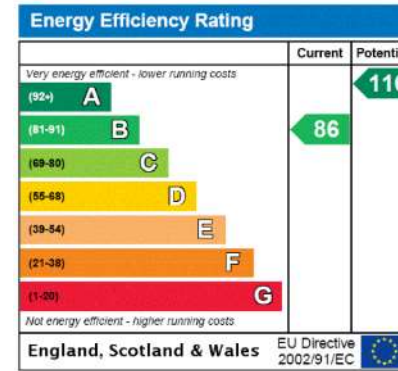






ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request



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 such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

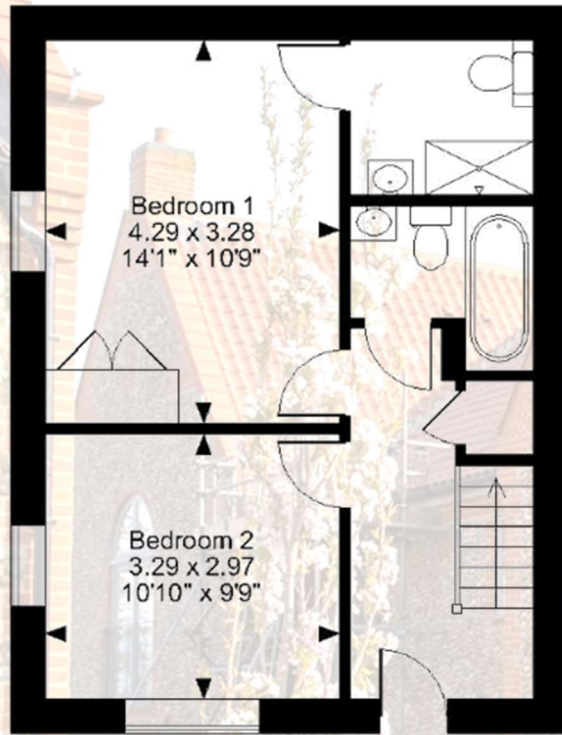
IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any 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.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk

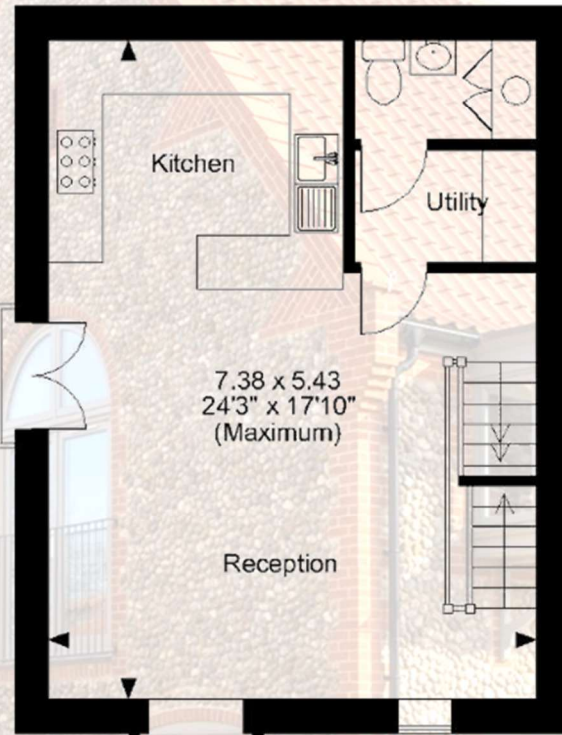




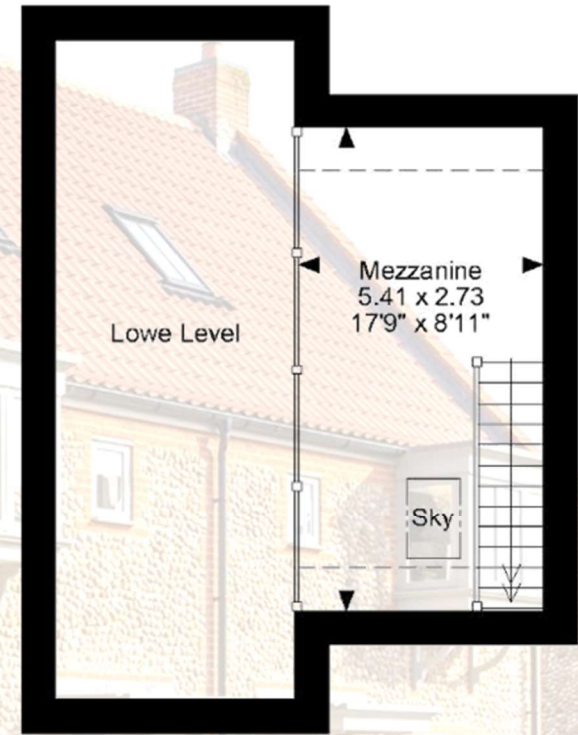
Sandringham Avenue, Docking, Docking, Norfolk,
Approximate Gross Internal Area
984 Sq Ft/91 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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