

THE STORY OF

The Gables

Docking, Norfolk

SOWERBYS

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Fakenham Road, Docking,
Norfolk, PE31 8NW

Beautifully Refurbished Four-Bedroom Semi-Detached Home

Comprehensively Updated and Extended In 2024

Extensive Bi-Fold Doors Opening onto the South-Facing Garden

Principal Bedroom with En-Suite

South-Facing Rear Garden with New Patio and Fencing

Generous Off-Street Parking to the Side

EV Charging Point

Separate Sitting Room with Wood-Burning Stove

Turnkey Home Offered with No Onward Chain



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The Gables is a beautifully refurbished four-bedroom semi-detached home, transformed in 2024 to create a stylish and wonderfully practical modern home. The property has undergone a comprehensive programme of refurbishment, including a new roof, extensions to both the side and rear, new plumbing and electrics, updated bathrooms, flooring and a superb new kitchen. The result is a home that feels fresh, contemporary and ready to move straight into.

The property occupies a good plot, with generous off-street parking to the side and a lovely south-facing rear garden. The outside space has been carefully finished with renewed fencing and a new patio, creating a lovely setting for outdoor dining and enjoying the garden throughout the warmer months.

Inside, the accommodation is centred around a fantastic open-plan kitchen and living space created within the rear extension. The kitchen is beautifully appointed and opens into a generous dining area, with a more informal sitting room positioned around the corner. Almost the entire rear elevation features bi-fold doors, bringing the garden right into the living space and allowing an abundance of natural light to flood through. A roof lantern provides additional light from above, further enhancing what is undoubtedly the heart of the home. The separate sitting room is a lovely, more intimate space, with a wood-burning stove creating a warm and inviting focal point.

Upstairs, there are four bedrooms in total, with the principal bedroom enjoying the benefit of its own en-suite.

Outside, the south-facing garden provides a wonderful extension of the living space, with the new patio creating an ideal area for entertaining. To the front, generous parking and an EV charging point are valuable additions.













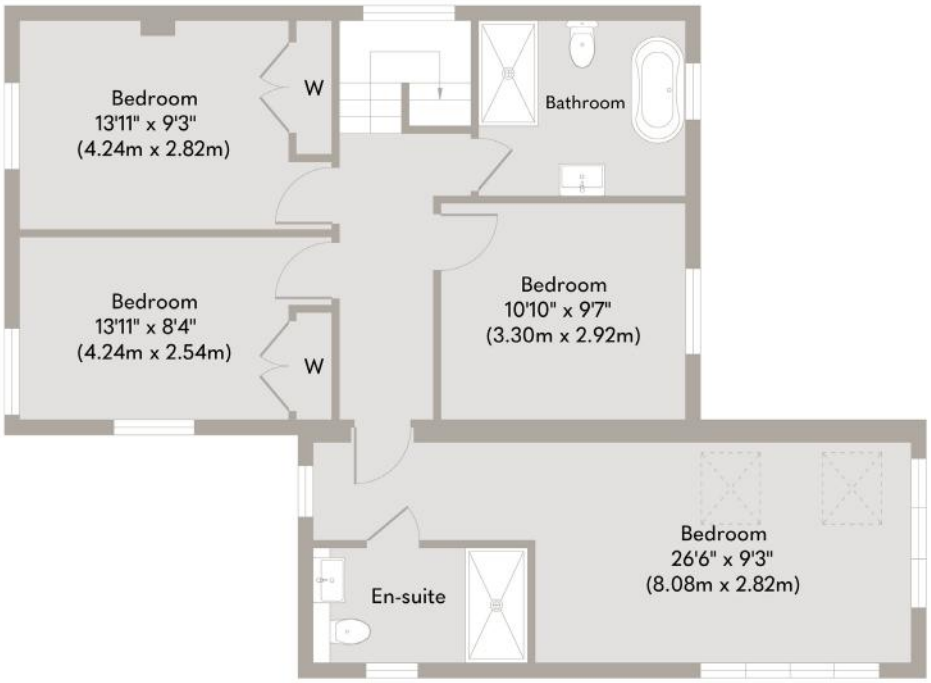




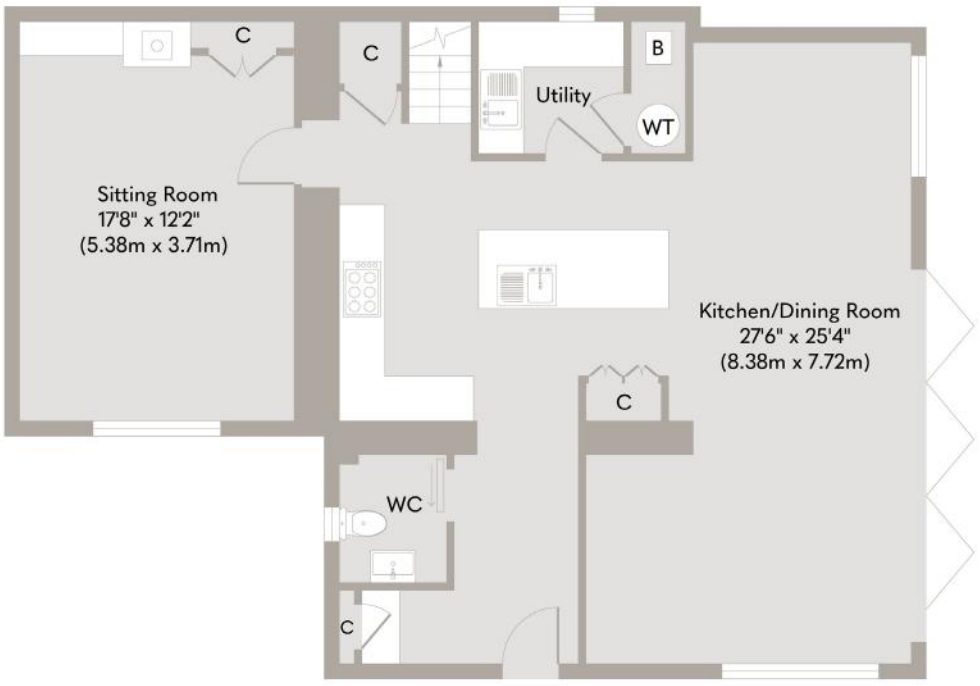








First Floor
Approximate Floor Area
796 sq. ft
(73.95 sq. m)



Ground Floor
Approximate Floor Area
961 sq. ft
(89.27 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.

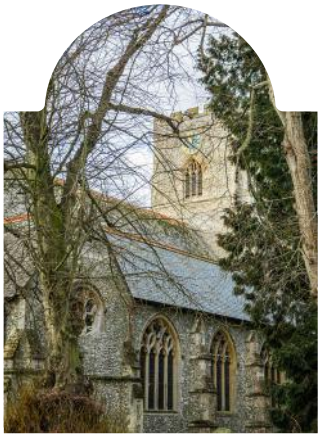
Today, Docking boasts a strong community with a thriving nursery and primary school, filling the streets with the sound of children playing. The village is well-serviced with a GP surgery, village store with Post Office, playing field, tennis court, bowling green, popular fish and chip shop, and The Railway Inn.

Buyers have a wide range of property options, including traditional brick and flint cottages, classic Georgian houses, and quality modern homes. Four Miles is one example, named for its proximity to Thornham and Brancaster, with cottages, barns, and apartments designed to blend with the surrounding 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



"Three words to describe the home would be fun, sociable, and cosy."

SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.
EV charging point.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.
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

Freehold.

LOCATION

What3words: ///blocks.calm.bathtubs

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