



Somerled Cottage, Docking
Guide Price £295,000

BELTON DUFFEY

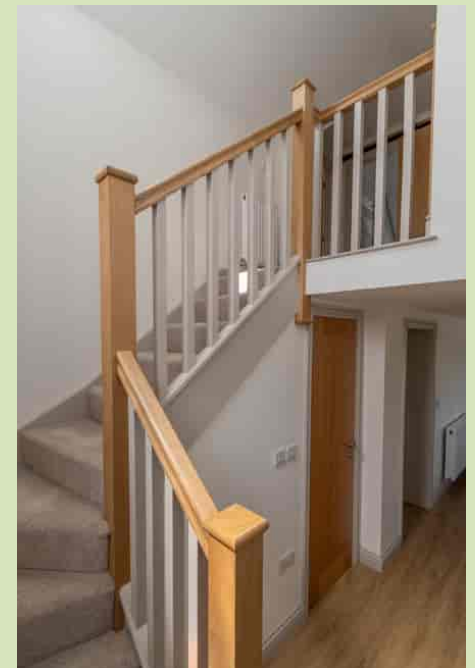
SOMERLED COTTAGE, STANHOE ROAD, DOCKING, NORFOLK, PE31 8NJ

A charming detached period cottage with beautifully refurbished 2 bedroom accommodation, driveway parking and a low maintenance courtyard garden. No chain.

DESCRIPTION

Offered for sale with no onward chain, Somerled Cottage is a charming detached period cottage situated in the heart of the popular north Norfolk village of Docking. The property has been beautifully refurbished with living accommodation comprising an entrance lobby, cloakroom, a well appointed kitchen/diner and a cosy sitting room. Upstairs, the galleried vaulted landing leads to 2 bedrooms and a luxury bathroom. Further benefits include LPG-fired central heating with an open fireplace in the sitting room, oak veneer internal doors and replacement double glazed cottage style casement windows and a new partly glazed composite entrance door with a storm porch over.

Outside, there is driveway parking for 2 vehicles with an attractive low maintenance courtyard garden. Being only 4 miles from the coast at Brancaster, all of this combines to make Somerled Cottage an ideal second home with holiday lettings potential or a compact permanent residence close to amenities.



SITUATION

Docking is a thriving community with good amenities including a primary school, doctors surgery, village hall hosting a wide range of activities for all age groups, village store/Post Office, public house and a fish and chip shop. There is also a popular market every Wednesday selling the best of local produce.

Its location is ideal for both families living in the area or visitors to the North Norfolk Coast with the beautiful beach at Brancaster only 4 miles away. 12 miles to the south east lies the market town of Fakenham with schools, supermarkets and other high street stores whilst 6 miles to the north, Burnham Market provides shopping for the more discerning customer with a range of delicatessens, up market clothes shops and galleries.

PORCH

A covered storm porch with outside light leads from the courtyard garden with a partly glazed composite door leading into:

ENTRANCE LOBBY

Staircase leading up to the galleried first floor landing, vinyl flooring, door to the cloakroom and an opening to the kitchen/diner.

CLOAKROOM

1.70m x 0.74m (5' 7" x 2' 5")

Wall mounted wash basin, WC, vinyl flooring, vanity mirror, radiator, recessed ceiling light and extractor fan.

KITCHEN/DINER

3.63m x 2.90m (11' 11" x 9' 6")

A well appointed kitchen/diner comprising a range of shaker style base and wall units with laminate worktops and upstands incorporating a white ceramic sink with mixer tap. Integrated appliances including an oven, ceramic hob with extractor hood over and a stainless steel splashback, microwave, dishwasher, washing machine, fridge and freezer. Vinyl flooring, radiator, recessed ceiling lights and double aspect windows to the front and side. Partly glazed door leading into:

SITTING ROOM

4.23m x 3.74m (13' 11" x 12' 3")

Exposed brick open fireplace with a pamment tiled hearth, built-in storage cupboard to the side, vinyl flooring, 2 radiators, recessed ceiling lights and 2 windows to the front of the property.



FIRST FLOOR LANDING

An impressive galleried first floor landing with a full height vaulted ceiling above the staircase, 2 Velux windows and a stained glass window to the south. Built-in cupboard housing the LPG-fired boiler providing heating and hot water. Radiator, recessed ceiling lights and doors to the 2 bedrooms and bathroom.

BEDROOM 1

3.84m x 3.02m (12' 7" x 9' 11")

Radiator, window to the front and a Velux window to the south.

BEDROOM 2

3.66m x 2.27m (12' 0" x 7' 5")

Radiator, loft hatch and a window to the side of the property.

BATHROOM

2.20m x 1.95m (7' 3" x 6' 5")

A luxury white suite comprising a freestanding bath with a chrome shower mixer tap, wall mounted wash basin and concealed cistern WC. Vinyl flooring, tiled splashbacks, chrome towel radiator, vanity mirror, recessed ceiling lights, extractor fan. Window to the front of the property with obscured glass.

OUTSIDE

Somerled Cottage is set a little way back from the road behind a low wall to the boundary with gravelled frontage planted with low shrubs. A gravelled driveway to the side provides parking for 2 vehicles and space for refuse bin storage etc.

A timber pedestrian gate opens onto the courtyard garden that has been laid out for ease of maintenance with a paved terrace and a gravelled area beyond. Screened LPG tanks, fenced boundaries, storm porch to the entrance door with outside light.

DIRECTIONS

From Belton Duffey's office at Wells-next-the-Sea, take the A149 heading west towards Hunstanton. Take the left hand turning B1155 to Burnham Market and follow this road through the centre of Burnham Market and Stanhoe and on into Docking. Continue for approximately 150 yards passing the duck pond on your right and you will Somerled Cottage a little further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. LPG-fired central heating to radiators. EPC Rating Band E.

Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band A.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

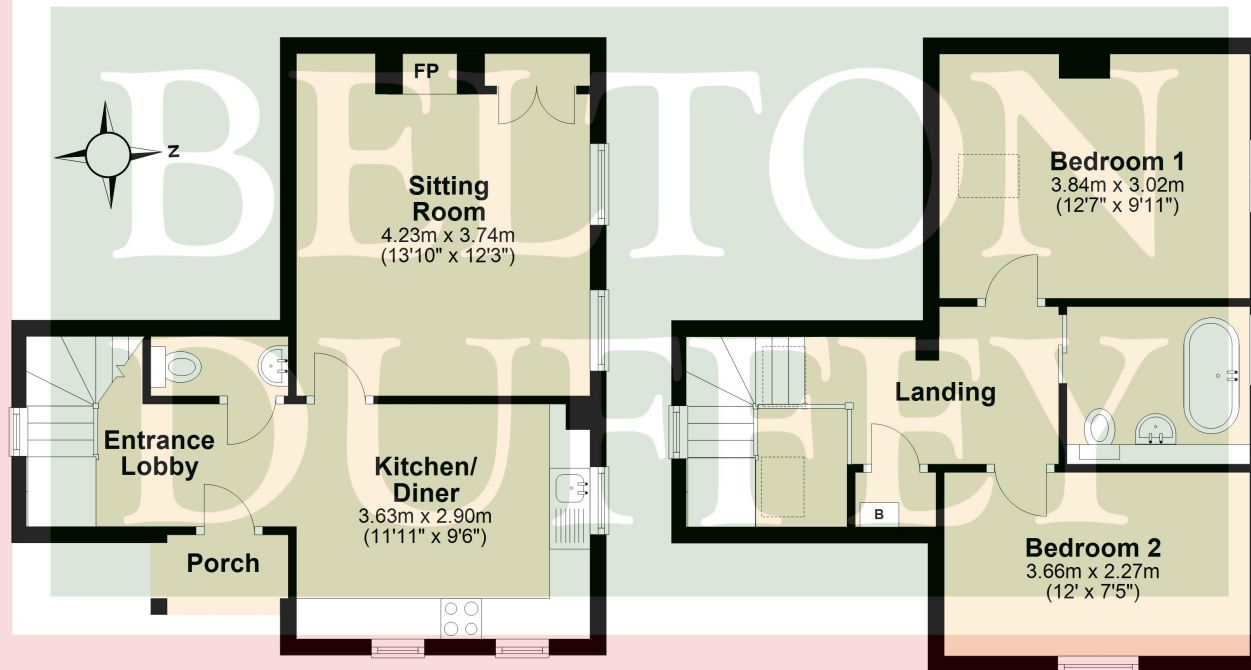


Ground Floor

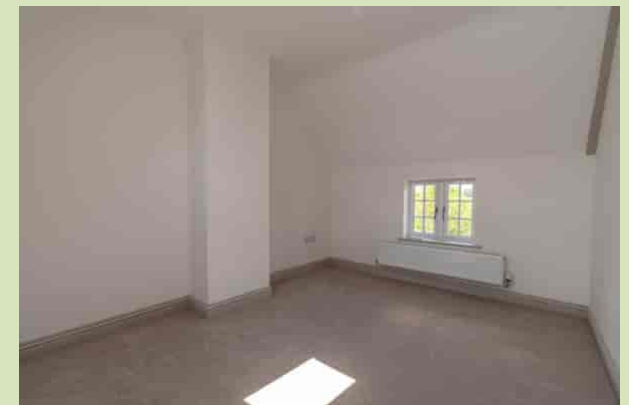
Approx. 35.5 sq. metres (381.6 sq. feet)

First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Total area: approx. 71.1 sq. metres (765.3 sq. feet)





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

