



**April Cottage, Docking**  
**Guide Price £550,000**

**BELTON DUFFEY**





## **APRIL COTTAGE, WELL STREET, DOCKING, NORFOLK, PE31 8LQ**

A charming detached house, in popular village setting, providing spacious family accommodation together with a garage, off street parking and good sized gardens. No chain.

### **DESCRIPTION**

Situated in this popular and amenity rich village, with easy access to Brancaster and the north Norfolk coast, a detached house built approximately 30 years ago with well proportioned family living spaces on a good sized mature plot approaching 1/5th acre with ample parking.

The well laid out free flowing living accommodation includes reception hallways to the front and side, kitchen with a separate utility room, dining room/snug, dual aspect sitting room, study and a garden room with garden views. There is also a ground floor en suite bedroom with the galleried landing leading to four first floor bedrooms plus a family bathroom.

The well stocked and secluded gardens are a particular feature and there is gravel covered parking to the front and side of the property for numerous vehicles and a detached brick-built garage.

Offered for sale with no onward chain, April Cottage is an exciting opportunity to purchase a detached family sized house offering seclusion in a convenient location and the scope to enhance further to personal taste.

### **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 stores/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.

### **ENTRANCE HALL**

Twin light panelled front door leads into the entrance hall with opening to:

### **RECEPTION HALL**

3.60m x 1.95m (11' 10" x 6' 5")

Staircase to first floor with understairs storage cupboard, tiled floor, radiator, ceiling recessed downlighters.







## **CLOAKROOM**

1.72m x 1.53m (5' 8" x 5' 0")

Window to side with obscured glass, pedestal wash basin with ornate tiled splashbacks, WC., tiled floor, radiator, coat hooks and recessed downlighter.

## **SITTING ROOM**

6.63m x 3.62m (21' 9" x 11' 11")

A comfortable and dual aspect room with a window to the front and sliding patio doors providing a pleasant aspect over and access to the gardens, feature painted brick fireplace with stone hearth housing a cast iron wood burning stove, engineered oak flooring, 2 radiators.

## **KITCHEN**

5.05m x 2.84m (16' 7" x 9' 4")

Window with a pleasant aspect over the rear garden, excellent range of floor and wall mounted storage units in cream shaker styling, extensive wood block work surfaces incorporating a white ceramic sink unit with swivel tap, complimentary tiling. Fitted oven, 4 ring hob with extractor over, electric Aga, recess for a fridge freezer, tiled floor, radiator, ceiling recessed downlighters and spotlights. Wide openings to the dining room/snug and garden room.

## **DINING ROOM/SNUG**

5.73m x 3.69m (18' 10" x 12' 1") at widest points.

Dual aspect windows to the front and side, engineered oak flooring, radiator, ceiling recessed downlighters.

## **SIDE HALL**

Accessed off the kitchen with a radiator and doors to the utility and study. Partly glazed door leading outside to the driveway to the side of the property.

## **UTILITY ROOM**

2.43m x 1.2m (8' 0" x 3' 11")

Velux window, floor and wall mounted storage units, worksurface with inset stainless steel sink unit, complimentary splashback tiling, space and plumbing for a washing machine. Oil-fired boiler, tiled floor, coat hooks.

## **STUDY**

4.04m x 2.40m (13' 3" x 7' 10")

Radiator, engineered oak flooring, access to loft space, sliding patio doors leading outside to the driveway to the side of the property.







## **GARDEN ROOM**

3.19m x 2.57m (10' 6" x 8' 5")

A bright and airy garden room with a Velux window and French doors with glazed panels to the side providing a pleasant aspect over and access to the gardens. Tiled floor, radiator, wall light point and a door leading into:

## **BEDROOM 2**

3.66m x 2.87m (12' 0" x 9' 5")

Velux window, window to the side, built-in wardrobe cupboard, radiator and a door leading into:

## **EN SUITE SHOWER ROOM**

2.90m x 1.54m (9' 6" x 5' 1") at widest points.

Velux window, fully tiled shower cubicle with electric shower, pedestal wash basin, bidet, WC. Tiled floor, tiled splashbacks, radiator, ceiling recessed downlighters, extractor fan.

## **FIRST FLOOR LANDING**

Galleried landing with a window to the front, built-in airing cupboard, access to loft space, ceiling recessed downlighters, doors to the 3 upstairs bedrooms and bathroom.

## **BEDROOM 1**

3.66m x 3.61m (12' 0" x 11' 10")

A spacious main bedroom with a window to the front, built-in wardrobe cupboard, radiator, ceiling recessed downlighters and an archway to:

## **DRESSING ROOM**

3.61m x 2.87m (11' 10" x 9' 5") at widest points.

Window with a pleasant aspect over the garden, vanity storage unit incorporating a wash basin, built-in wardrobe cupboard, radiator, ceiling recessed downlighters.

## **BEDROOM 3**

2.97m x 2.87m (9' 9" x 9' 5")

Window to the front, built-in wardrobe cupboard, radiator.

## **BEDROOM 4**

2.87m x 2.05m (9' 5" x 6' 9")

Window with a pleasant aspect over the garden, built-in wardrobe cupboard, radiator.





## **BATHROOM**

2.87m x 1.79m (9' 5" x 5' 10")

Window to rear, white suite comprising a panelled bath, fully tiled shower cubicle with electric shower, pedestal wash basin and WC. Ornate splashback tiling, vinyl flooring, radiator, ceiling recessed downlighters.

## **OUTSIDE**

April Cottage stands in good sized mature, partly walled, gardens behind a five bar gate with an extensive gravelled driveway providing parking for several vehicles and leading to the detached garage. Lawned front garden with shrub borders and step up to the front door.

To the rear there is a large partly walled lawned garden with shrub and hedge borders, gravelled terrace opening out from the garden room, suntrap patio area, timber summerhouse, screened area where the oil storage tank is located, garden compost area.

The gardens and grounds are a delight and, in all, amount to approaching 1/5th acre (subject to survey).

## **GARAGE**

6.07m x 3.53m (19' 11" x 11' 7")

Up and over door to the front, window to the rear, power and light connected.

## **DIRECTIONS**

From Fakenham take the A148 heading west towards King's Lynn for approximately 4 miles and take the right hand turning onto the B1454 signposted Hunstanton and Docking. Continue for approximately 7 miles through the centre of Docking and turn right just before the church, signposted Brancaster. Turn right at the fork in the road onto Well Street where you will see April Cottage further up on the left-hand side.

## **OTHER INFORMATION**

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

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

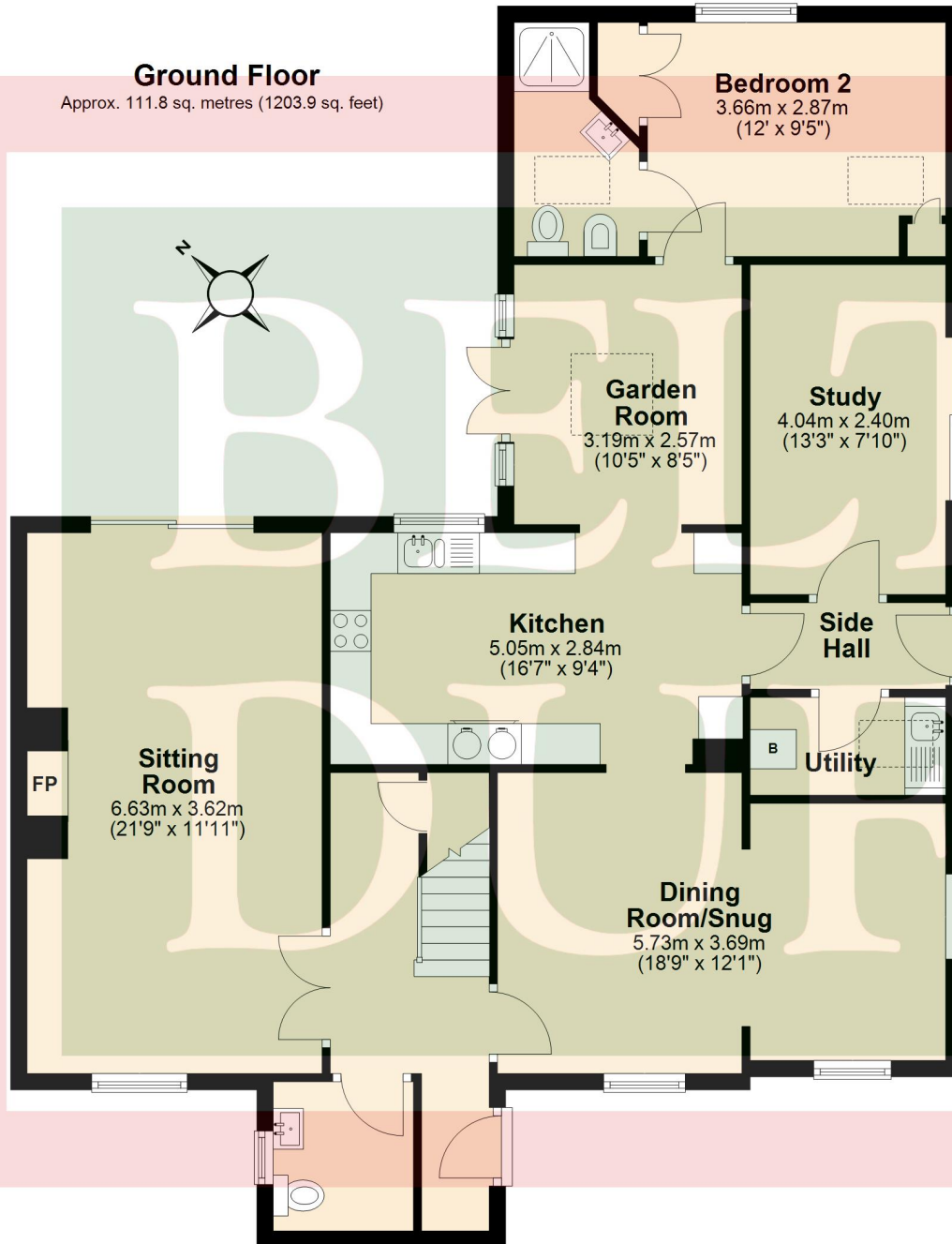
Strictly by appointment with the agent.





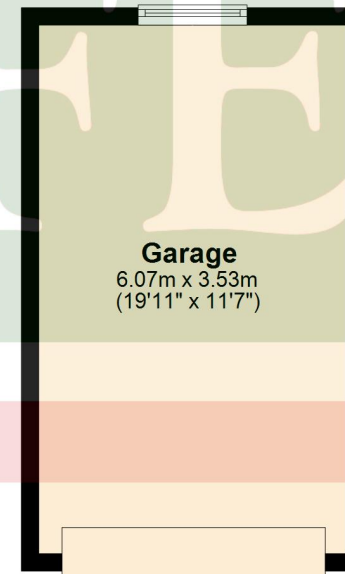
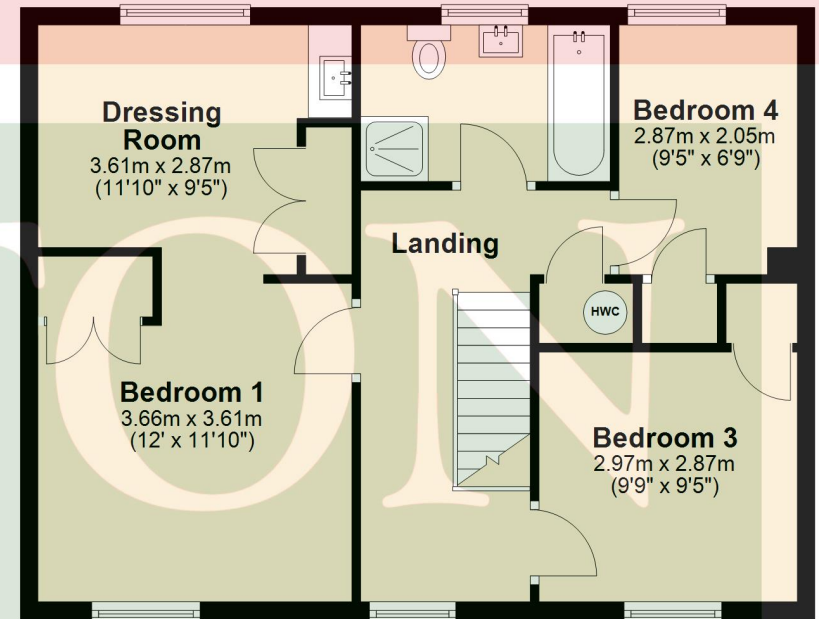
## Ground Floor

Approx. 111.8 sq. metres (1203.9 sq. feet)



## First Floor

Approx. 58.7 sq. metres (631.9 sq. feet)



## Garage

Approx. 21.4 sq. metres (230.8 sq. feet)

Total area: approx. 192.0 sq. metres (2066.5 sq. feet)





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