



Shingledene, Docking
Guide Price £650,000

BELTON DUFFEY



SHINGLEDENE, WELL STREET, DOCKING, NORFOLK, PE31 8LQ

A stunning detached period residence, in popular village setting, providing spacious family accommodation together with useful outbuildings, off street parking and large gardens. No chain.

DESCRIPTION

Situated in this popular and amenity rich village, with easy access to Brancaster and the north Norfolk coast, an imposing former Estate Manager's residence, now offering extended family living spaces to include useful outbuildings and a large mature plot approaching 1/3rd acre with ample parking.

The well appointed and characterful accommodation includes a deep reception hallway, utility room, ground floor shower room, dual aspect sitting room, dining room, conservatory with garden views and four first floor bedrooms plus family bathroom. Externally there are two substantial studio rooms of quality timber construction and 2 brick-built outbuildings. 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.

Offered for sale with no onward chain, property of this calibre and character offering seclusion, yet convenience, rarely come to the open market and your personal inspection to fully appreciate this outstanding home is warmly recommended.

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

8.08m x 1.19m (26' 6" x 3' 11")

Ornate timber storm porch on brick plinth and with pamment tiling, twin light panelled front door with brass furniture, a full depth and welcoming hall with ornate quarry floor tiling, radiator, cloaks hanging recess, staircase to first floor.



UTILITY ROOM

2.91m x 2.00m (9' 7" x 6' 7")

Window to rear, range of floor and wall mounted storage units, worksurface with inset stainless steel sink unit, complimentary splashback tiling, spaces and plumbing for a washing machine and freestanding fridge freezer, vinyl flooring. Door leading into:

GROUND FLOOR SHOWER ROOM

2.91m x 1.53m (9' 7" x 5' 0")

High level window to side, fully tiled double shower cubicle with electric shower, pedestal wash basin with ornate tiled splashback, WC. Vinyl flooring, wall mounted convector heater.

SITTING ROOM

4.27m x 3.96m (14' 0" x 13' 0")

A comfortable and characterful dual aspect room with windows to the front and side, feature fireplace with pamment tiled hearth housing a cast iron wood burning stove, exposed and painted floorboards, radiator, picture rail.

DINING ROOM

4.04m x 3.96m (13' 3" x 13' 0")

Window to front, fireplace recess with double built-in storage cupboard to one side and display shelving to the other, original pamment floor tiling, radiator. Opening to:

KITCHEN BREAKFAST ROOM

4.01m x 3.94m (13' 2" x 12' 11")

Dual aspect windows to rear and side, excellent range of floor and wall mounted storage units in off-white shaker styling, extensive work surfaces incorporating a white ceramic sink unit with swivel tap, ornate complimentary tiling. Fitted oven, 4 ring hob with extractor over, fireplace recess housing LPG-fired Aga, recess and plumbing for dishwasher, space for a freestanding fridge freezer, quarry tiled flooring, radiator.

CONSERVATORY

4.34m x 3.28m (14' 3" x 10' 9")

An attractive and practicable addition to the property of brick and glazed elevations with atrium skylight providing a pleasant aspect over and access to the gardens, pamment floor tiling, ceiling recessed downlighters.

FIRST FLOOR LANDING

Galleried landing with a window overlooking the rear garden on the half landing, exposed and painted floorboards, radiator, doors to the 4 bedrooms and bathroom.



BEDROOM 1

4.24m x 3.99m (13' 11" x 13' 1")

A spacious dual aspect main bedroom with windows to the front and side, feature cast iron fireplace, exposed and painted floorboards, radiator.

BEDROOM 2

3.99m x 3.96m (13' 1" x 13' 0")

Window to rear with pleasant aspect over the garden, feature cast iron fireplace, radiator.

BEDROOM 3

3.93m x 2.90m (12' 11" x 9' 6")

Window to front, exposed and painted floorboards, feature cast iron fireplace, radiator.

BEDROOM 4

2.86m x 2.25m (9' 5" x 7' 5")

Window to front, exposed and painted floorboards.

BATHROOM

3.65m x 2.91m (12' 0" x 9' 7")

Window to rear, traditional white suite comprising a panelled bath with a shower mixer tap, pedestal wash basin and WC. Fitted airing cupboard, ornate splashback tiling, exposed and painted floorboards, radiator, access to loft space, ceiling mounted spotlights.

OUTSIDE

Shingledene stands in large mature, partly walled, gardens behind double gates with an extensive gravelled driveway providing parking for several vehicles. Ornamental gravel front garden with inset mature tree and shrub borders, 2 brick-built outhouses and suntrap seating area.

To the rear there is a large lawned area with shrub and hedge borders, area set aside to soft fruit cultivation, timber summerhouse, old stock wall with arched gated access to 'secret' garden area mainly laid to lawn with deep borders and mature trees, large timber garden shed, greenhouse, garden compost area.

The gardens and grounds are a delight and, in all, amount to approaching 1/3rd acre (subject to survey).

STUDIO/GARDEN ROOM 1

7.92m x 2.91m (26' 0" x 9' 7")

A substantial addition of painted timber construction offering versatile multi aspect space, vaulted ceiling, power and light connected.



STUDIO/GARDEN ROOM 2

3.93m x 2.91m (12' 11" x 9' 7")

Dual aspect ancillary space, adjacent to the larger studio, offering a wide variety of possible uses, telephone, broadband, 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 Shingledene 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 D.

TENURE

This property is for sale Freehold.

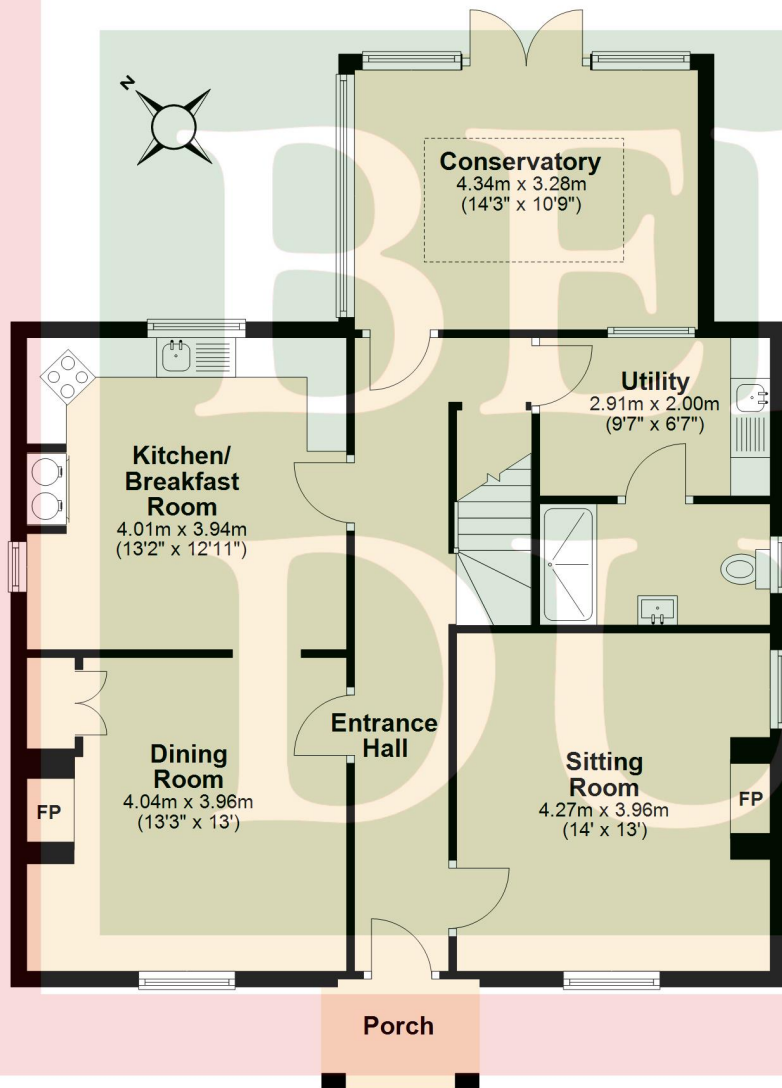
VIEWING

Strictly by appointment with the agent.



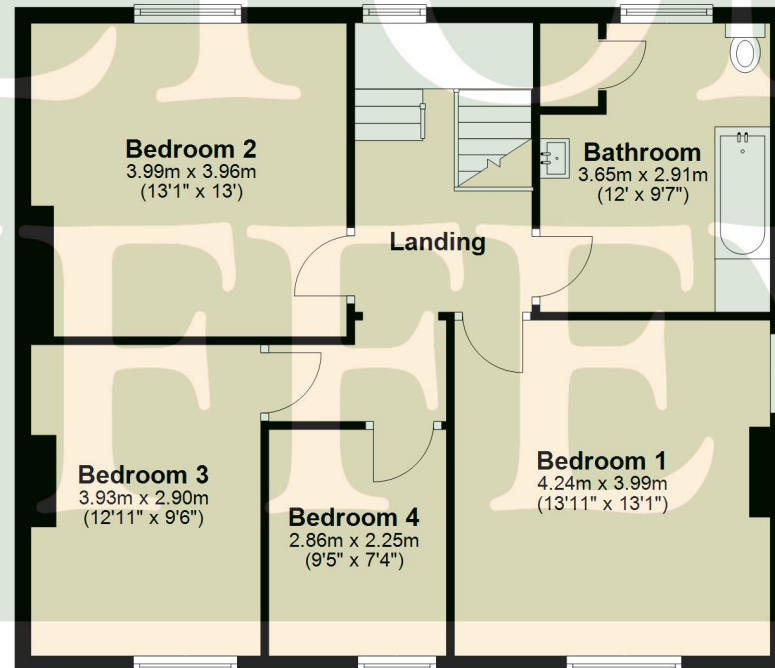
Ground Floor

Approx. 91.8 sq. metres (988.5 sq. feet)



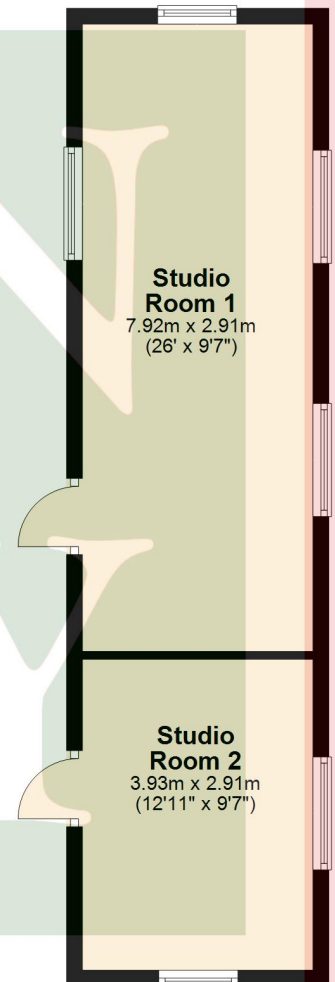
First Floor

Approx. 74.6 sq. metres (803.2 sq. feet)



Garden Studio

Approx. 34.8 sq. metres (374.5 sq. feet)



Total area: approx. 201.2 sq. metres (2166.2 sq. feet)



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