



SITUATED ON THE EDGE OF THE VILLAGE WITHIN AN EASY DRIVE OF BRANCASTER BEACH

Oak Tree House, Brancaster Road, Docking, Norfolk PE31 8NB

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ESTABLISHED 1966

Oak Tree House
Brancaster Road
Docking
Norfolk
PE31 8NB

A modern semi-detached brick & flint cottage traditionally-constructed c.2020 to an excellent spec throughout

Guide Price: £599,000 (06.04.25)
Freehold BUR250058

- Entrance Hall
- Sitting Room with a wood-burning stove and bi-fold doors to the garden
- Open-plan to Kitchen with integrated dishwasher, two ovens and an induction hob
- Dining Room
- Boot Room
- Ground Floor Shower Room
- Principal Bedroom with En Suite Shower Room
- Two further double Bedrooms
- Bathroom
- Engineered oak flooring throughout the ground floor
- Southerly-facing rear garden with a sandstone paved terrace and steps up to a lawn
- Plenty of Off-Road Parking to front







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 a tidal 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.





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 and contents 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





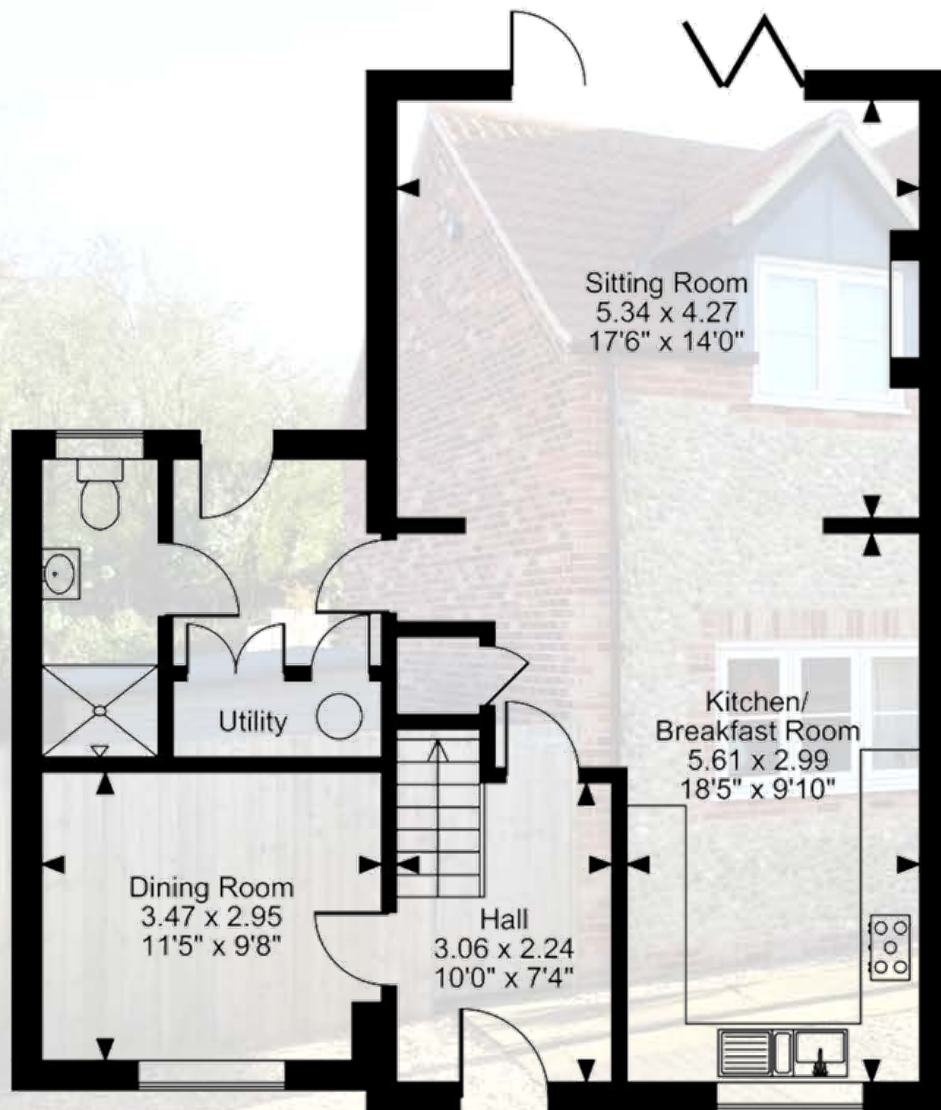
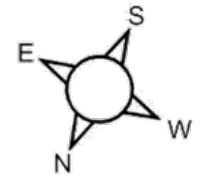


ENERGY PERFORMANCE CERTIFICATE (EPC):

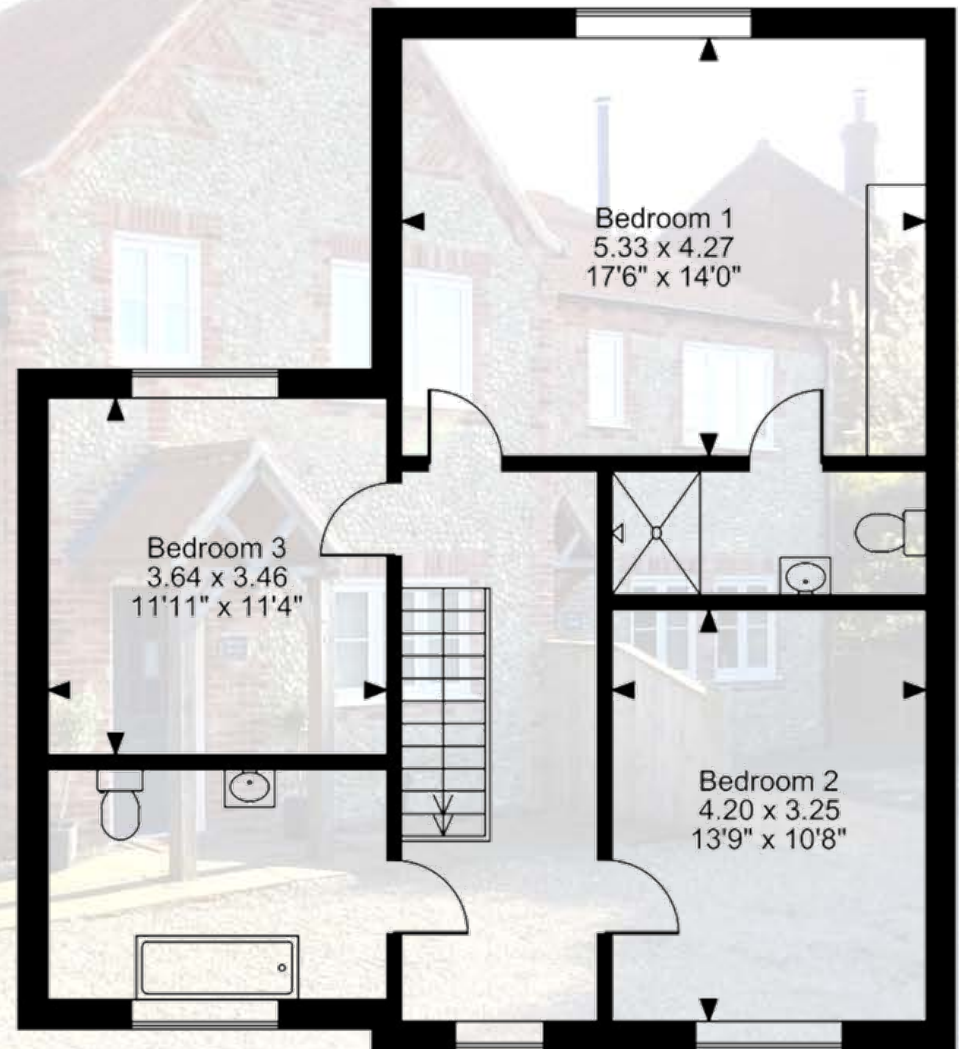
A full copy of the EPC is available upon request

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		110
(92+) A		
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Oak Tree House, Docking, Norfolk
Approximate Gross Internal Area
1617 Sq Ft/150 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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HEATING: Underfloor heating to the ground floor, radiators upstairs, all heated via an Air Source Heat Pump

COUNCIL TAX: Band D

SERVICES: Mains electricity, water and drainage

BROADBAND: Ofcom indicate that Superfast broadband is available to the property

MOBILE COVERAGE: Ofcom indicate that EE, Three, O2 and Vodafone are all likely to provide voice and data outside the property; inside, they indicate that EE and O2 provide limited voice and data.





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