

SOWERBYS

Norfolk Property Agents

www.sowerbys.com



Beech House

5 Harefields, Docking, King's Lynn, Norfolk, PE31 8LL

£565,000

Viewing by appointment with our
Burnham Market 01328 730340
Market Place, Burnham Market, Norfolk, PE31 8HD.

Other Offices

20 Market Place, **Dereham**, Norfolk, NR19 2AX. 01362 693591
2 High Street, **Holt**, Norfolk, NR25 6BQ. 01263 710777
54 Westgate, **Hunstanton**, Norfolk, PE36 5EL. 01485 533666
1 King Street, **King's Lynn**, Norfolk, PE30 1ET. 01553 766741



Old Bank of England Court, Queen Street, **Norwich**, Norfolk, NR2 4SX. 01603 558153
The Granary, The Quay, **Wells-next-the-Sea**, Norfolk, NR23 1JT. 01328 711711
Lettings, 20 Market Place, Dereham, Norfolk, NR19 2AX. 01362 693560
121 Park Lane, **London**, W1. 0207 079 1540

burnham@sowerbys.com

www.sowerbys.com

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

Viewing by appointment with our
Burnham Market Office 01328 730340 or burnham@sowerbys.com



Beech House

A beautifully presented four bedroom barn style home commanding far reaching countryside views. Beech House is an impressive modern home constructed in a barn style whilst also implementing many characteristics one would wish to find within a property of this nature. Exposed beams, timber turning staircase and full double height windows within the entrance hall combine to create an impressive space. The principal rooms within the property; sitting room with wood burning stove, modern fully fitted kitchen breakfast room and spacious dining room ensure a home ideal for entertaining. A study room, cloakroom and fitted utility room add a sense of functionality - and are also located on the ground floor.

Upstairs, the wide galleried landing with double aspect outlook leads to the four bedrooms - all of which are doubles. The two larger bedrooms both offer en-suite facilities, whilst a further family bathroom serves the remaining bedrooms.

Wonderful far reaching views across open countryside are enjoyed from the rear garden, itself enclosed and established.

A covered cart shed for car parking is also located within the quiet side road in which the property is positioned. Being located in the heart of a village which is sought due to the many amenities - shop with post office, school, pub, doctors surgery and fish and chip shop - and only four miles from the coast. The property offers oil fired heating, sealed unit timber framed windows and is available with no onward chain.

Docking

Docking is a busy village with a small supermarket and post office, a fish and chip shop, blacksmith, a pub, a large village playing field, tennis court and bowling green. The village is perfectly placed for the North Norfolk Coast and its long, fine sandy beaches. Brancaster and The Royal West Norfolk Golf Club are about five miles away. There are two golf courses in Hunstanton, which is less than eight miles away. The Titchwell Bird Reserve, home to terns and waders is close by. The ultra fashionable Georgian village of Burnham Market, Sandringham and the market towns of Fakenham and King's Lynn are also nearby.

Energy Efficiency Rating

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number above.

Council Tax

Band F.

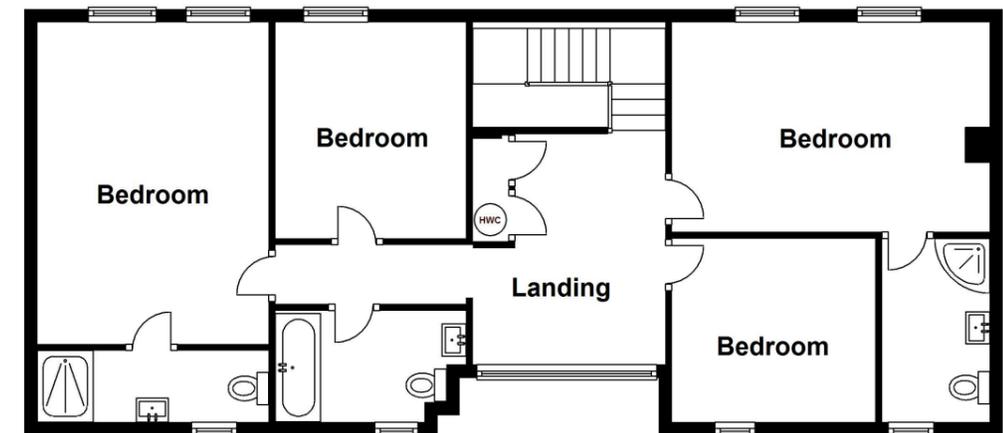
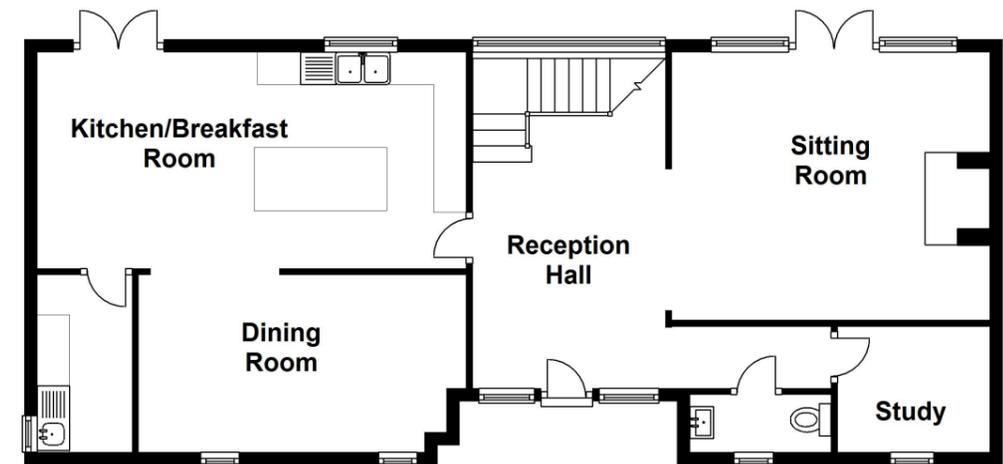
Services Connected

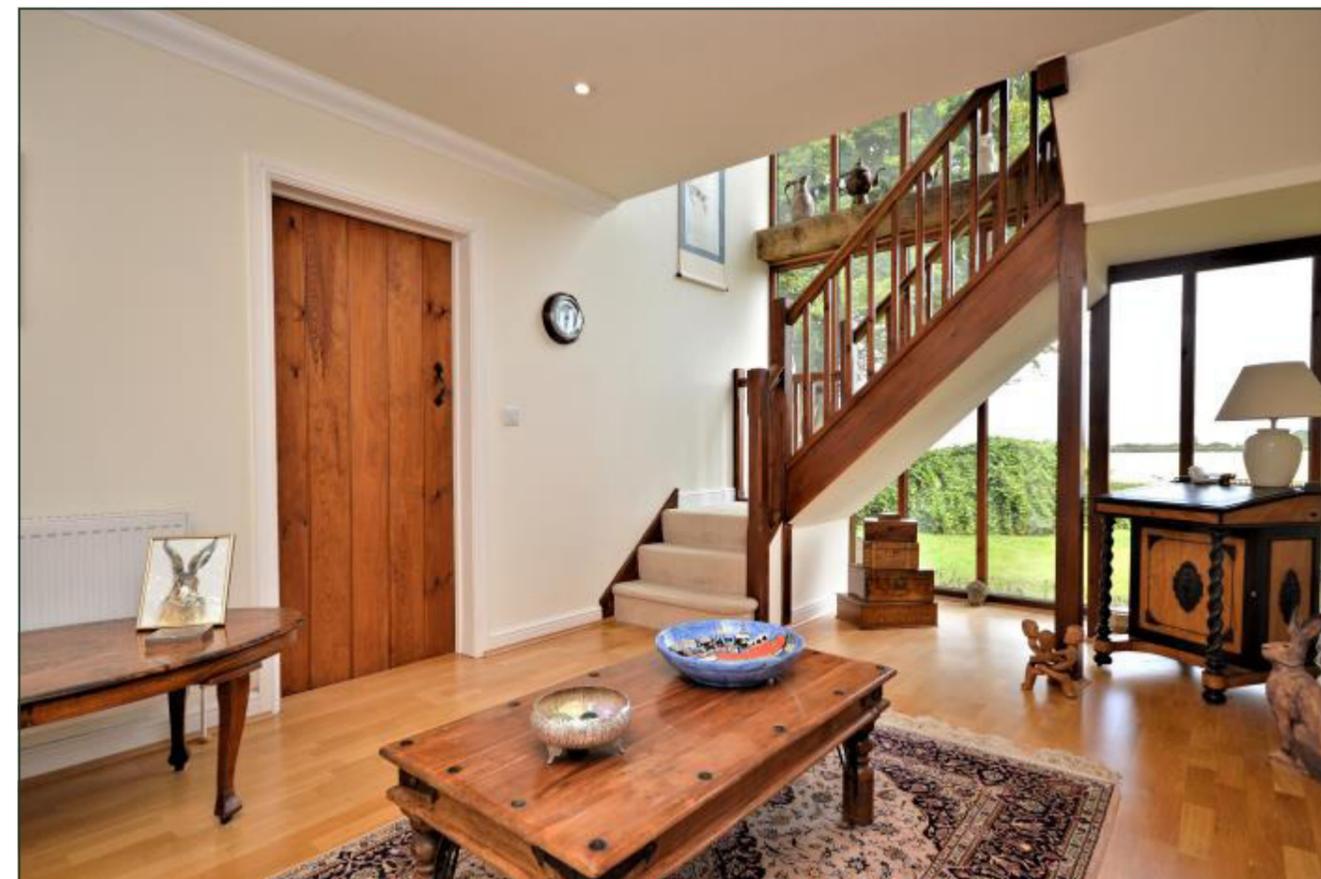
Mains electricity, water and drainage. Oil fired central heating.

Directions

On entering the village of Docking from the direction of Fakenham, travel along the high street, turning right at the church into Station Road. Follow this road passing the pond on the left, and shortly after the village store on the right can be found the entrance to Harefields.

Ground Floor





Accommodation Comprises :-

Entrance Hall

18' 10" x 9' 10" (5.76m x 3.00m)

Timber entrance door with full height glass panel inlays, flanked by sidelights and with glazing above, creating a true barn effect. A treated pine staircase leads to the first floor and has double height glazing behind, giving fabulous far reaching countryside views. Wood effect flooring, one radiator, recessed downlighters and a wide opening into the sitting room.

Internal Corridor

9' 8" x 3' 1" (2.97m x 0.94m)

Continuation of wood effect flooring, recessed downlighters, a brace and latch door opening into the cloakroom.

Cloakroom

7' 2" x 2' 9" (2.20m x 0.85m)

Timber framed sealed unit window to the front aspect, with radiator beneath, ceramic tile floor covering. Traditionally styled white suite by Heritage, comprising pedestal washbasin with polished chrome mixer tap and tiled splashback, close coupled WC.

Study

6' 5" x 7' 8" (1.98m x 2.36m)

A timber framed sealed unit window to the front aspect. Fitted bookshelving and one radiator.

Sitting Room

16' 2" x 13' 6" (4.93m x 4.14m)

A beautiful bright room with a pair of French style timber framed sealed unit doors leading out onto the rear garden. Two full height glazed panel inlays sit on either side of the doors. Continuation of wood effect flooring, cast iron woodburning stove set upon a raised quarried stone hearth with exposed brick chimney breast. Four wall mounted light fittings, one radiator.



Kitchen/Breakfast Room

21' 9" x 11' 0" (6.64m x 3.36m)

A beautifully presented kitchen comprising a comprehensive range of fitted units finished in off white including an island, topped with polished granite worktops and upstands and including a recessed ceramic double bowl sink with pewter effect swan neck style mixer tap above. Fitted electric range cooker with four ring ceramic hob and warming zone, a stainless steel splashback behind and extractor fan above. Integrated appliances comprise a dual freezer, refrigerator, and Neff microwave oven. One timber framed sealed unit window overlooking the rear garden, and a pair of timber framed French doors opening out onto one of the patio areas. Ceramic tiled flooring and recessed downlighters, one radiator, and an open square arch leading through to the dining room.

Dining Room

16' 4" x 9' 0" (5.00m x 2.75m)

Two timber framed sealed unit windows to the front aspect, wood effect flooring and recessed downlighters.

Utility Room

8' 11" x 4' 9" (2.74m x 1.46m)

Stone effect worktop with a recessed stainless steel sink and drainer and polished chrome mixer tap. Storage units beneath with space and plumbing for a washing machine and tumble dryer. Fitted wall units and full height units finished in cream. Wall mounted Grandee oil fired boiler supplying domestic hot water and heating to the property. Extensive ceramic tiled splashback, tiled flooring, one timber framed sealed unit window to the side aspect and one radiator.



Outside

The property is approached along a shared shingle driveway which leads round to a covered parking area within an oak framed, pantile roofed carport measuring 19' 4" x 11' 5" (5.90m x 3.48m). To the front of the property is a shingled parking area and a manicured lawn surrounded by low lying flowerbeds. The driveway gives access to a shingle pathway which leads along the rear of the neighbouring property to the rear of Beech House, where a close board timber gate opens into the rear garden. The rear garden is predominantly laid with lawn, with two raised paved patio areas. A low lying green hedgerow sits to the north eastern boundary, beyond which are fabulous far reaching countryside views. Both ends of the garden are enclosed by close board timber fencing, in front of which is established mature hedging. A mature established beech tree is in the rear garden, from which the property takes its name. There is external security lighting to the front and rear of the property.





Bedroom Three

10' 10" x 9' 9" (3.31m x 2.98m)

Timber framed sealed unit window to the rear aspect, radiator beneath.

Bathroom

9' 10" x 6' 0" (3.00m x 1.85m)

Traditionally styled white suite by Heritage comprising pedestal washbasin with chrome taps, ceramic tiled splashback and close coupled WC. Timber panelled bath with centrally mounted polished chrome mixer tap and handheld shower attachment. The walls around the bath are extensively tiled. Timber framed sealed unit window to the front aspect, marble effect ceramic floor tiles, recessed downlighters and one radiator.

Master Bedroom

16' 4" x 11' 8" (5.00m x 3.58m)

A large spacious double bedroom. Two timber framed sealed unit windows to the rear aspect, with radiator beneath, recessed downlighters. A brace and latch door opens into the en-suite shower room.

En-Suite

11' 8" x 3' 9" (3.58m x 1.16m)

Traditionally styled white suite by Heritage comprising pedestal washbasin with polished chrome taps and ceramic tiled splashback, and close coupled WC. Double shower with a pair of bifold glazed doors, extensive tiling, and wall mounted chrome shower control and shower head. Marble effect ceramic floor tiles, timber framed sealed unit window to the front aspect, recessed downlighters, and wall mounted shaving point with lighting.





Landing

18' 5" x 9' 8" (5.63m x 2.95m)

A beautiful bright space with full height windows to both the front and rear aspects. Exposed solid timber beams, treated pine balustrade and decorative spindles. One radiator, recessed downlighters. Two storage cupboards with slatted shelving behind brace and latch doors.

Bedroom Two

16' 4" x 10' 11" (4.99m x 3.33m)

A large spacious double bedroom with two timber framed sealed unit windows giving beautiful far reaching countryside views to the rear. Recessed downlighters, one radiator, and a brace and latch door opening into the en-suite shower room.



En-Suite

9' 4" x 5' 9" (2.86m x 1.76m)

White traditionally styled suite by Heritage comprising pedestal washbasin with chrome taps and ceramic tiled splashback, and a close coupled WC. Corner shower with curved glazed doors, extensive tiling and a wall mounted chrome shower control and shower head. Marble effect ceramic tile flooring, one radiator and one timber framed sealed unit window to the front aspect. Recessed downlighters.



Bedroom Four

10' 4" x 9' 5" (3.15m x 2.88m)

Timber framed sealed unit window to the front aspect with radiator beneath, recessed downlighters.

