

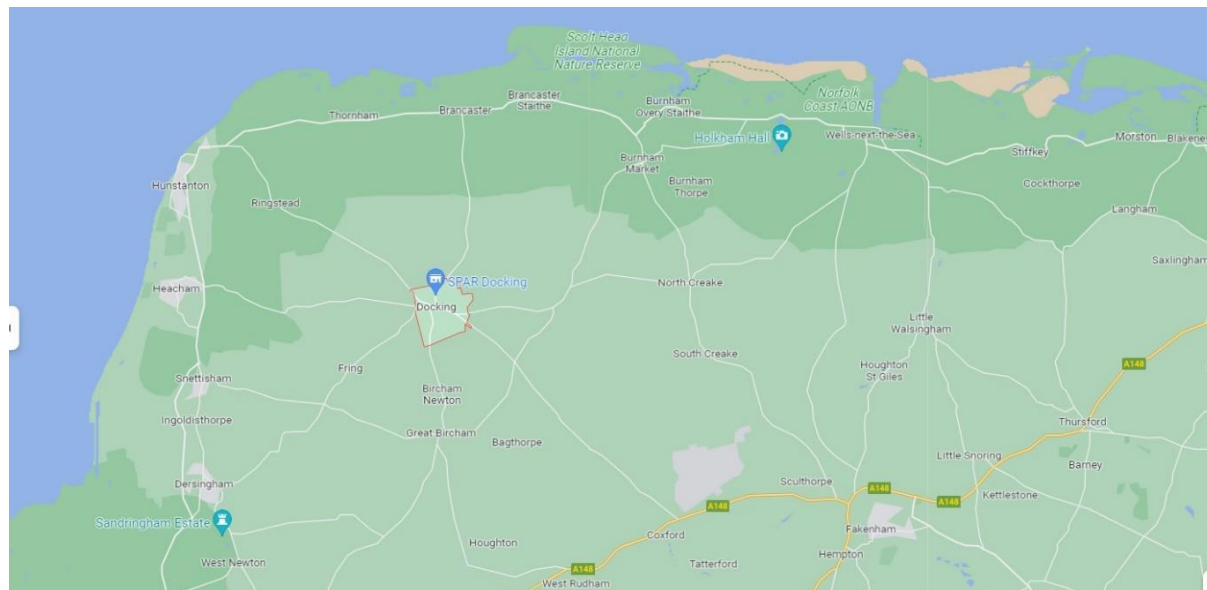


An Exclusive Development of Only Three High Specification Terrace Houses in Docking, North Norfolk

BERNALEEN LODGES | STATION ROAD | DOCKING | PE31 8LT

Set within the highly sort after village of Docking and located just a few miles from the Norfolk sandy coastline (4.5 miles), this development is ideal for those looking for a full-time residence, investment property or holiday let. All being within easy access to many of Norfolk's award-winning restaurants, beaches and walks.

Map Location of Docking



Driving Times to Places:

Brancaster 9 mins

Heachman 12 mins

Burnham Market 12 mins

Sandringham 13 mins

Hunstanton 14 mins

Holkham Beach 27 mins

The highly sought-after village of Docking

The village itself offers a range of amenities including a post office and village shop, the Docking Fish Bar with its award-winning fish and chips, a country pub called The Railway Inn, a doctors' surgery and a primary school.

This brand-new high specification development of just three terraced properties is one not to miss! Each with three large double bedrooms and three bathrooms located in the picturesque village of Docking.

These stunning properties offer bright and spacious living over three levels, utilising space efficiently with modern day living in mind, and built to an exceptional standard within keeping of the style typical of the area – with flint and red clay roof tile – it oozes style.

The open plan living area is the heart of the home, encompassing the Kitchen, Breakfast Bar, Dining Room and Living Room. Fitted with contemporary units and integrated appliances. There is also a separate utility room with plumbing and space for multiple appliances; the kitchen area has been designed to make cooking and entertaining a dream. With doors opening to the rear patio garden entertaining area which offers West facing views over the surrounding countryside.









SPECIFICATIONS TO DREAM OF

Country side views from the rear of the property

Underfloor heating on ground floor with individual programmable room stats providing comfortable, economic and controllable heat.

High efficiency "renewable energy" Air Source Heat Pumps for heating and hot water plus 1.36 kw solar/pv in-roof. Solar located on rear roof. Best quality composite pipes and fittings used throughout.

Oak veneer internal heavyweight premium doors (45mm thick) and luxury joinery detailing throughout with custom moulded large profile skirting and architrave.

Heavyweight polished chrome ironmongery Fitted Carpets in all Bedrooms.

Tiled bathrooms floors. Dedicated storage space with rooms for built-in wardrobe.

Grey A-rated double-glazed windows and external farmhouse composite front door with heavy duty chrome ironmongery. Factory applied paint finish in fossile grey.

Dimmable lighting to Lounge and Kitchen, Low Energy LED lighting in other rooms

Generous electric specification including extensive TV sockets, CAT6 wiring, 5amp lamp sockets.

High standard of decoration throughout.

Stainless steel double fan oven, NEFF 4 Zone induction hob, Stainless steel Bosch cooker hood, breakfast bar, with draws, larder, space for an American style fridge freezer with own water supply if required for ice and cold water and space dishwasher and for a wine chiller for entertaining.

Utility room with additional units, sink and pre-plumbed for washing machine and plug for tumble dryer which has been future proofed as a wet room if required.

Dual outlet thermostatic showers combined with shower trays and glass shower enclosures and a bath.

Outside warm water dog washing / bike washing / or simply washing the sand off your feet and clothes shower.

Outside 40-amp Hot Tub electrical connection to the rear.

Large bi fold doors measuring 2080mm wide fold all the way back to create an indoor / outdoor experience.

Pizza oven and outside seating / patio area.

Outside power sockets and tap.

Red brick & flint traditional structure to the front and cladding to the rear first floor elevation with red brick

Clay pan-tile roof with

Two private car parking spaces

Comprehensive 24-months builder's warranty

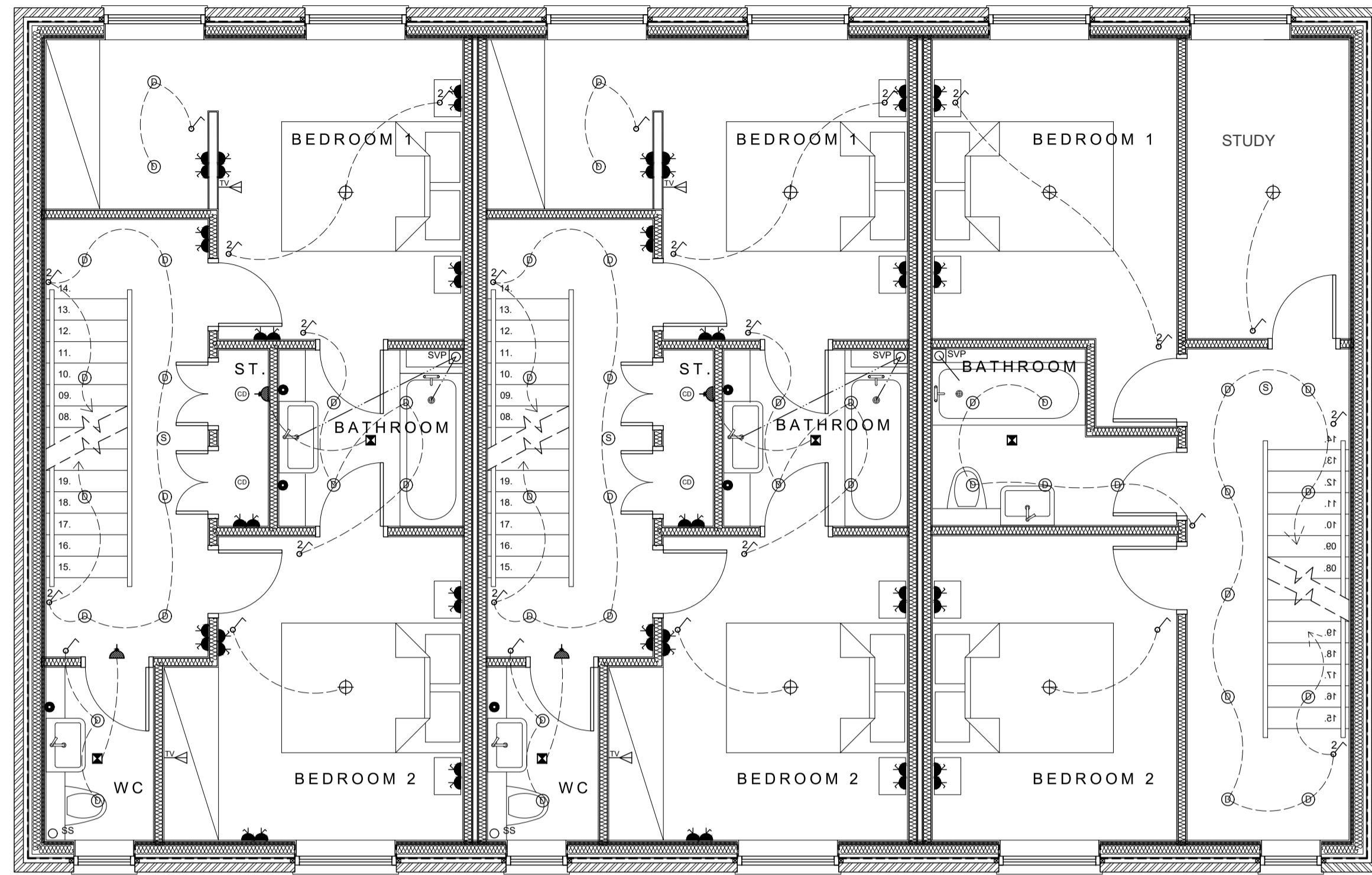
10-year Structural Warranty

Estimated EPC Rating B

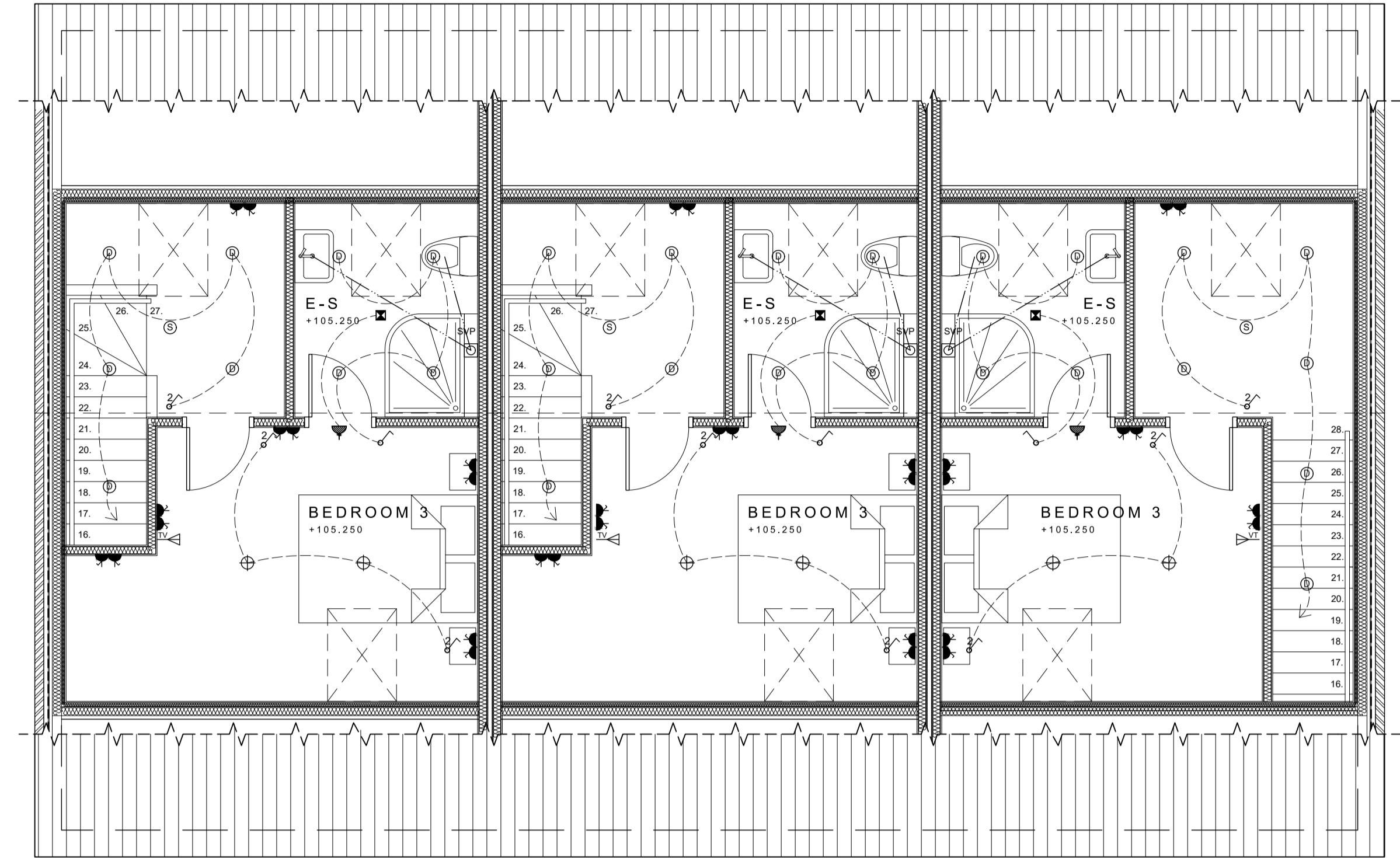
Services: Air Source Heat Pump, Solar PV Panels, Mains – Electric, Water & Drainage

Freehold – including two private car parking spaces

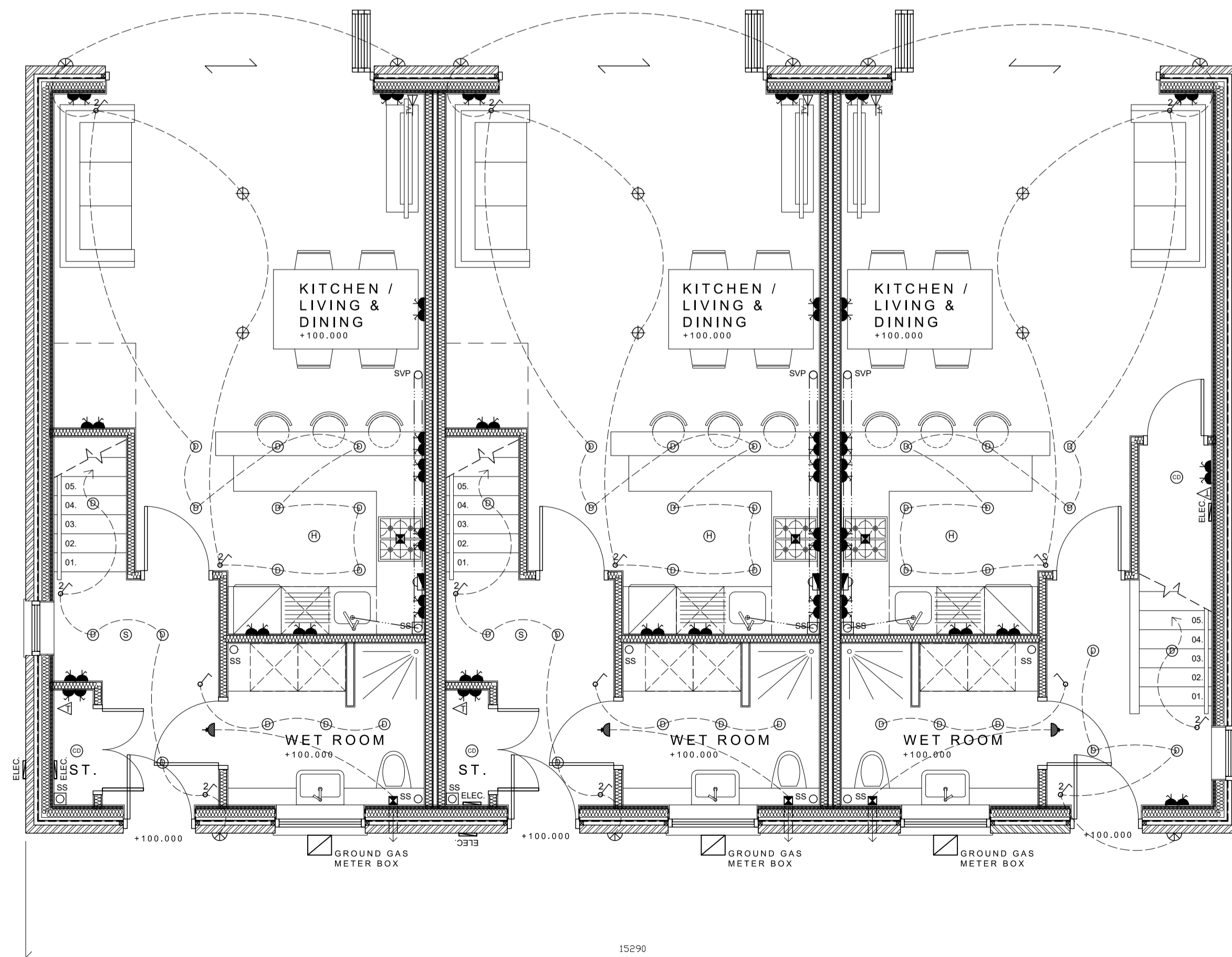
Disclaimer: General specification description, please note designs and layouts may vary. Should any products become unavailable a similar alternative will be provided. We reserve the right to make changes when required. We will be unable to accommodate individual changes. An estate charge will be payable to the management company estimated to be £15 per month which all homeowners will become a member of, it will be responsible for the management and maintenance of the external communal areas. This includes the access to the parking areas (any non-adopted private road), landscaping and any entrance walls or gates.



PROPOSED FIRST FLOOR PLAN



PROPOSED ATTIC FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

- ELECTRICAL KEY**
- LIGHT SWITCH
 - ⊕ 2 WAY LIGHT SWITCH
 - ⊕ PENDANT LIGHT FITTING
 - ⊕ DOWNLIGHTER
 - ⊕ EXTERNAL WALL LIGHT (IP65)
 - ⊕ CUPBOARD LIGHT CONNECTED TO DOOR
 - ⊕ INTERLINKED TO B.S 5839 PART 6 SMOKE DETECTOR/SOUNDER
 - ⊕ INTERLINKED TO B.S 5839 PART 6 HEAT DETECTOR
 - ⊕ 13AMP TWIN SWITCHED SOCKET OUTLET 300MM ABOVE KITCHEN WORKTOP (HL), OR 450 ABOVE FLOOR LEVEL
 - ⊕ LOW LEVEL 20 AMP FUSED OUTLET WITH HIGH LEVEL SWITCH AND INDICATOR LIGHT
 - ⊕ COOKER POINT
 - ⊕ TV POINT
 - ⊕ BT POINT
 - ⊕ SHAVER POINT
 - ⊕ MECHANICAL VENTILATION