



INTRODUCING

St James, Four Miles

Docking, Norfolk

SOWERBYS



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INTRODUCING

St James

Four Miles, Choseley Road, Docking, Norfolk
PE31 8LZ



Expansive Open Plan Living Area
with Luxury Specification

Unrivalled Countryside and Distant Sea Views

Front and Rear Landscaped Gardens

Just Four Miles from Norfolk Coast

Set in an Exclusive Development

Four Bedrooms all with En-Suite Facilities

16ft High Semi-Vaulted Ceilings

Exceptional 'Eco-Home' Credentials

Attached Garage



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“Sip a morning coffee and start your day with the epitome of Norfolk views via the first-floor balcony of the St James.”

Whether it's a morning frost glistening on the rolling fields before you, or a summer's dawn glowing on the horizon, every season draws you toward the north Norfolk coast.

Freedom, space and time together are some of the most desired aspects of our lives today – and at Four Miles, that begins at home.

This is more than a new home, Four Miles is a village of its own, in traditional north Norfolk style these homes perfectly fit their country setting.

These are homes which care about you and your family as much as they do the landscape - with high energy efficiency and sustainability at their heart.

The St James at Four Miles is a magnificent four double bedroom brick and flint detached home perfectly tucked away.





In keeping with the Avada trademark upside down living concept, this beautiful home capitalises on stunning farmland and distant coastal views, from the breath-taking first floor semi-vaulted ceiling living space. A mezzanine floor also features, perfect for home working.

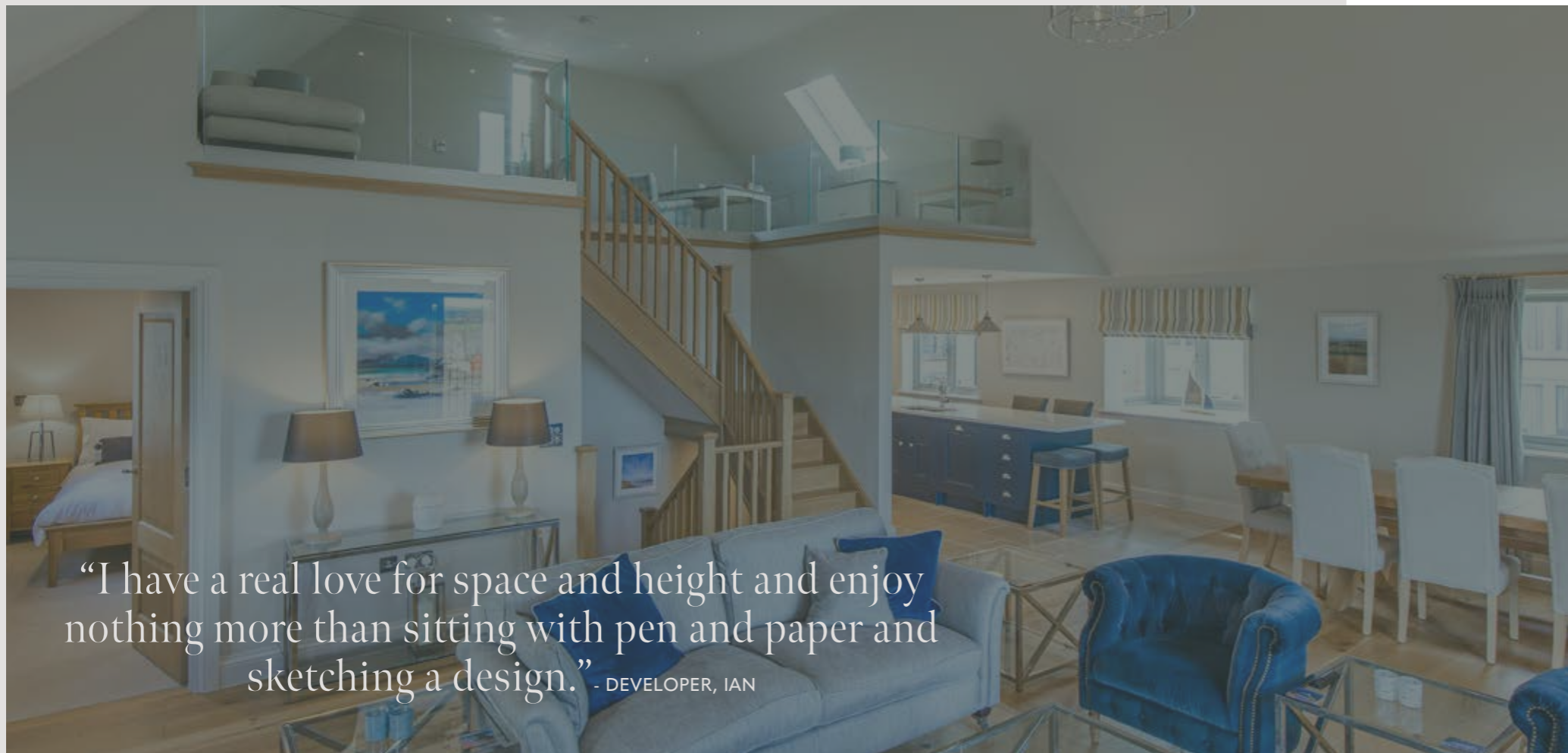
The kitchen area has a wonderful central island, complete with seating. Perfectly incorporated for breakfast and evenings entertaining friends, this is a great space for enjoying a glass of wine whilst preparing dinner.

“These are homes designed for sitting back, relaxing and enjoying life and a sense of community is extremely important to us – we want our homes to be homes.”

- DEVELOPER, IAN

The four bedrooms of the St James are all doubles with en-suites, with the principal bedroom benefiting from a walk-in dressing room.

A utility room offers access to the south/west facing garden. A pretty frontage leads to the attached garage and parking for three cars.



“I have a real love for space and height and enjoy nothing more than sitting with pen and paper and sketching a design.” - DEVELOPER, IAN

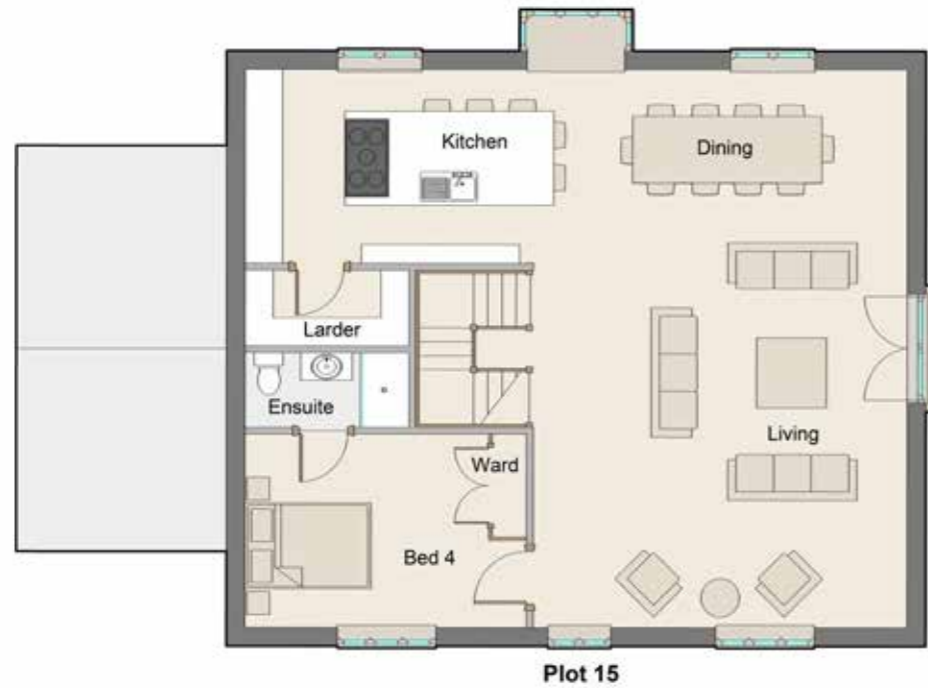


“Spend time in this county and you’ll find yourself marvelling at Norfolk’s renowned big skies and contagious community spirit.”





First Floor



Mezzanine



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE
Freehold.



ALL THE REASONS

Docking

IS THE PLACE TO CALL HOME



Docking is arguably one of Norfolk's best hideaways, just four miles from the sea yet a comfortable breeze away from the coastal crowds in the heat of summer, and within a comfortable drive of the market towns of Fakenham and elegant Holt.

Some four miles to the east, grab fresh goods from independent retailers in iconic Burnham Market. Some four miles to the coast, feel insignificant on the long spanning sands of Brancaster beach.

Today, a strong village community exists and Docking has a thriving nursery and primary school, and the heart-warming sound of young children enjoying playtime often echoes in the surrounding streets, as it has for centuries. Well-served, Docking also has

a GP surgery, village store with Post Office, playing field, tennis court and bowling green, along with a popular fish and chip shop and good local, The Railway Inn.

From migrating birdlife to lazing seals, and the spirit of Norfolk society, everyone wants a slice of the good Norfolk life.

“All roads lead to Docking, all roads lead to home.”



“My wife loves it here. My children, 13 and 14 years old, love adventuring and we hope to keep a property of our own here – it really is a special place to live.”

- DEVELOPER, IAN



Specification

- Advanced Timber Frame inner construction system featuring excellent levels of thermal and acoustic insulation including a concrete screed on first floor.
- Traditional masonry outer skin including Norfolk brick and flint.
- The Avada hallmark upside-down living configuration featuring 10-14 foot high ceilings with semi-vault in kitchen and living areas.
- Beautiful open country views with distant sea glimpses.
- Underfloor heating on ground and first floor with individual programmable room stats providing comfortable, economic and controllable heat.
- High efficiency Eco-Dan, “renewable energy” Air Source Heat Pumps for heating and hot water. Best quality composite pipes and fittings used throughout.
- American White Oak internal heavyweight premium doors (45mm thick) and luxury joinery detailing throughout with custom moulded large profile skirting and architrave.
- Heavyweight polished chrome ironmongery.
- Hardwood real Oak staircase, balustrade and handrails.
- Top quality real Oak flooring in living area. Fitted carpets in all bedrooms.
- Natural stone tiling in bathrooms, hall, and kitchen.
- Dedicated storage space and built-in wardrobes.
- Handmade traditional casement windows and external doors with heavy duty chrome ironmongery. Factory applied paint finish in heritage colours.
- 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, and wi-fi booster. Quality polished chrome face plates.
- Super-fast BT fibre-optic broadband.
- Intruder alarm and low energy security lighting.
- High standard of decoration including tasteful neutral colours in bedrooms and rich heritage colours.
- Quality hardwood kitchen with top branded appliances and granite worktops.
- Utility room with additional units, sink and pre-plumbed for washing machine.
- Luxury branded bathrooms including Duravit, and Hansgrohe. Top quality British showers and baths. Dual outlet thermostatic showers combined with premium shower trays and 8mm or 10mm heavy duty top quality glass shower enclosures.
- Fitted bathroom furniture and concealed cisterns with granite plinth.
- Landscaped gardens with lawns, fencing, tree and shrubs, paths and lighting.
- External power supply for charging electric vehicles.
- Outside power sockets and tap.
- Unlimited access to Choseley Meadow, a 2.5 acre meadow surrounded by open countryside featuring tracks, trees and 2 large ponds. Additional shared play area.
- Comprehensive 24 months builder's warranty.
- Direct private access to a shared 0.75 acre paddock.
- 10 Year Structural Warranty from leading insurance provider.

SOWERBYS



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