

PHASE THREE  
PLOT 52

# Balmoral House

*Four Miles*

BEAUTIFUL NORFOLK HOMES



# Balmoral House





- 33 – The Stables Terraced Cottages
- 34 – The Stables Terraced Cottages
- 35 – The Stables Terraced Cottages
- 36 – The Stables Terraced Cottages
- 37 – The Stables Terraced Cottages
- 38 – The Stables Terraced Cottages
- 39 – The Stables Terraced Cottages
- 40 – The Stables Terraced Cottages
- 41 – The Stables Terraced Cottages
- 42 – The Stables Terraced Cottages
- 43 – The Stables Terraced Cottages
- 44 – The Stables Terraced Cottages

- 45 – Farmhouse Apartment
- 46 – Farmhouse Apartment
- 47 – Farmhouse Apartment
- 48 – Farmhouse Apartment
- 49 – Farmhouse Penthouse
- 50 – The Farmhouse
- 51 – Anmer House
- 52 – Balmoral House
- 53 – The White House
- 54 – Kensington House
- 55 – Windsor House

# Four Miles

BEAUTIFUL NORFOLK HOMES

## SITE PLAN





THE STORY OF

# Balmoral House

35 Sandringham Avenue, Docking, King's Lynn, Norfolk  
PE31 8QH

Opulent Detached Home with Impressive Turret

Magnificent 25ft High Tower (Internally)

Five Double Bedrooms

Principal Bedroom Suite with  
Generous En-suite Bathroom

Open Plan Kitchen/Family Room

Two Further Reception Rooms

Integrated Double Garage

Beautiful Countryside Setting

Enhanced Avada Specification Throughout

Air Source Heat Pump and Underfloor Heating

Private Walled Landscaped Garden

**SOWERBYS BURNHAM MARKET OFFICE**

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“A truly outstanding and unique property  
to call home.”

Following the huge successes of the first two phases, Balmoral House is one of only five very special houses to be released in Phase Three and it is a substantial, attractive and detached timber, brick and flint house.

Arranged in an 'L' shape that hinges on a stunning central 'turret' the property is entered at this apex and all the ground floor rooms fan out from this curved and exceptionally grand central hall which, with its stunning circular staircase provides for a dramatic entrance and perfectly sets the tone for this beautiful home.

The most important room of any house is, without doubt, the kitchen and about a third of the ground floor is given over to this hub of the family home. At its centre is the sociable island which doubles as a breakfast bar and there is ample space for a kitchen table for those cosy kitchen suppers as well as space for a seating area so this room is absolutely ideal for modern family living.





In the middle of the ground floor is the equally generous reception room that feels even larger as it encompasses the double height central tower that really defines the room. At the other end of the house there is a more formal dining room as well as a large study, playroom and home cinema room. Both the kitchen and the dining room have French doors out to the south west facing garden, whilst the reception room has a set of full width bi-folding doors, allowing for free flowing al fresco entertaining come the summer months.

Follow that wonderfully curved and double width staircase up to the first floor where all five double bedrooms lead off the large central landing. At the back of the house there are three double bedroom suites, of which, the principal has a substantial en-suite with both a bath and separate shower cubicle. There is a fifth bedroom that could also be an upstairs snug or study and this has access to a family bathroom. It could also be split to create a sixth bedroom if required. Finally, the second bedroom suite is slightly segregated from the other four bedrooms as it is situated above the double garage and has both an en suite bathroom and built in wardrobe.

Outside there is off street parking for up to four cars in addition to the integrated double garage so ample space for your classic car, bikes, kayaks or a small boat. The garden wraps around the house and is perfectly proportioned for a house of this size and faces both south and west and overlooks open farmland beyond.



Whilst Avada Homes has built its unrivalled reputation for creating outstanding and beautifully finished properties in North Norfolk over the last two decades, they are also held in equally high regard on the south coast, and in particular Sandbanks, where they have been responsible for creating a number of stunning 'Super Homes.'

It is the experience of building such exclusive and individual homes that they have drawn upon with Balmoral House, a truly grand and opulent presence yet with modern comforts nestled inside.



SERVICES CONNECTED

Mains water, electricity and drainage. Underfloor heating is via an air source heat pump.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

AGENT'S NOTE

Please note the internal images used are of Plot 54 and are for representation purposes only.

First Floor



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. Copyright V360 Ltd 2022 | www.houseviz.com

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