



TRUMAN COTTAGE

STATION ROAD, DOCKING, NORFOLK, PE31 8LS



Located in the charming Norfolk village of Docking, just five miles from both Burnham Market and Brancaster Staithe, Truman Cottage has been designed and built by quality developer Fernie Homes.

Fernie Homes bring traditional values to modern living and Truman Cottage has been lovingly crafted to the highest standards, using locally sourced materials which celebrate the traditional Norfolk flint style.





The first thing that strikes you about the North Norfolk coast is the space. A place devoid of unnecessary commotion, it feels open and free, peaceful and unfussy.





NORTH NORFOLK & DOCKING

A QUINTESSENTIAL COASTAL LIFESTYLE

North Norfolk is famed for its miles of rugged sandy beaches, big skies, quaint coastal villages and fabulous foodie scene. From meandering around the stylish boutiques of Burnham Market and sailing at Brancaster Staithe to spotting seals at Blakeney, golfing at Hunstanton and walking along the 83-mile Norfolk Coast Path, there is so much to explore in this region.

Docking is ideally located for exploring the very best North Norfolk has to offer; bustling Burnham Market is just five miles away, as is the coastline, and Docking has direct access to the coastal villages of Brancaster, Brancaster Staithe and Thornham.

The village itself offers a very tranquil scene with its mix of beautiful cottages boasting the iconic Norfolk flint facades and sensitively renovated farmsteads, which hark back to Docking's rural heritage. Pretty ponds are dotted throughout and Docking is one of the best-served villages in the area with a SPAR village shop, Post Office, doctors' surgery, primary school and playing fields, as well as a pub and fish & chip shop. There is also a weekly Farmer's Market held at the Village Hall, providing quality fresh local produce.

Docking has a tremendous amount to offer and is an increasingly desirable location.



TRUMAN
COTTAGE

T+C



PROPERTY DESCRIPTION

Tucked away in a secluded enclave and set back from the High Street, Truman Cottage is accessed via a shared private road and is located in the very heart of this increasingly popular North Norfolk village. This detached new build property includes three en suite double bedrooms and spacious open plan living accommodation, creating the perfect environment in which to relax and unwind.

The imposing solid hardwood front door gives way to a spacious and clean hallway, bathed in light from the full height window above the staircase. Off the hallway sit the downstairs w/c, a well-appointed utility room offering a second external access point, and a ground floor double bedroom with en suite shower room and fitted wardrobe. The kitchen diner is also accessed from the hallway. Beautifully light and airy, this open plan living area enjoys views over the landscaped garden and patio area to the rear of the property through a set of four bay French doors. A bespoke kitchen with breakfast bar peninsular and quartz worktop has been beautifully crafted. The integrated Miele dishwasher reflects the understated quality

throughout, while the statement Fisher & Paykel full height fridge freezer and Smeg range cooker add a real wow factor to the kitchen. A private sitting room is accessed from the main living area and offers sanctuary and calm at the end of the day.

Upstairs, two further double bedrooms, both en suite and benefitting from fitted wardrobes, are accessed off the central landing.

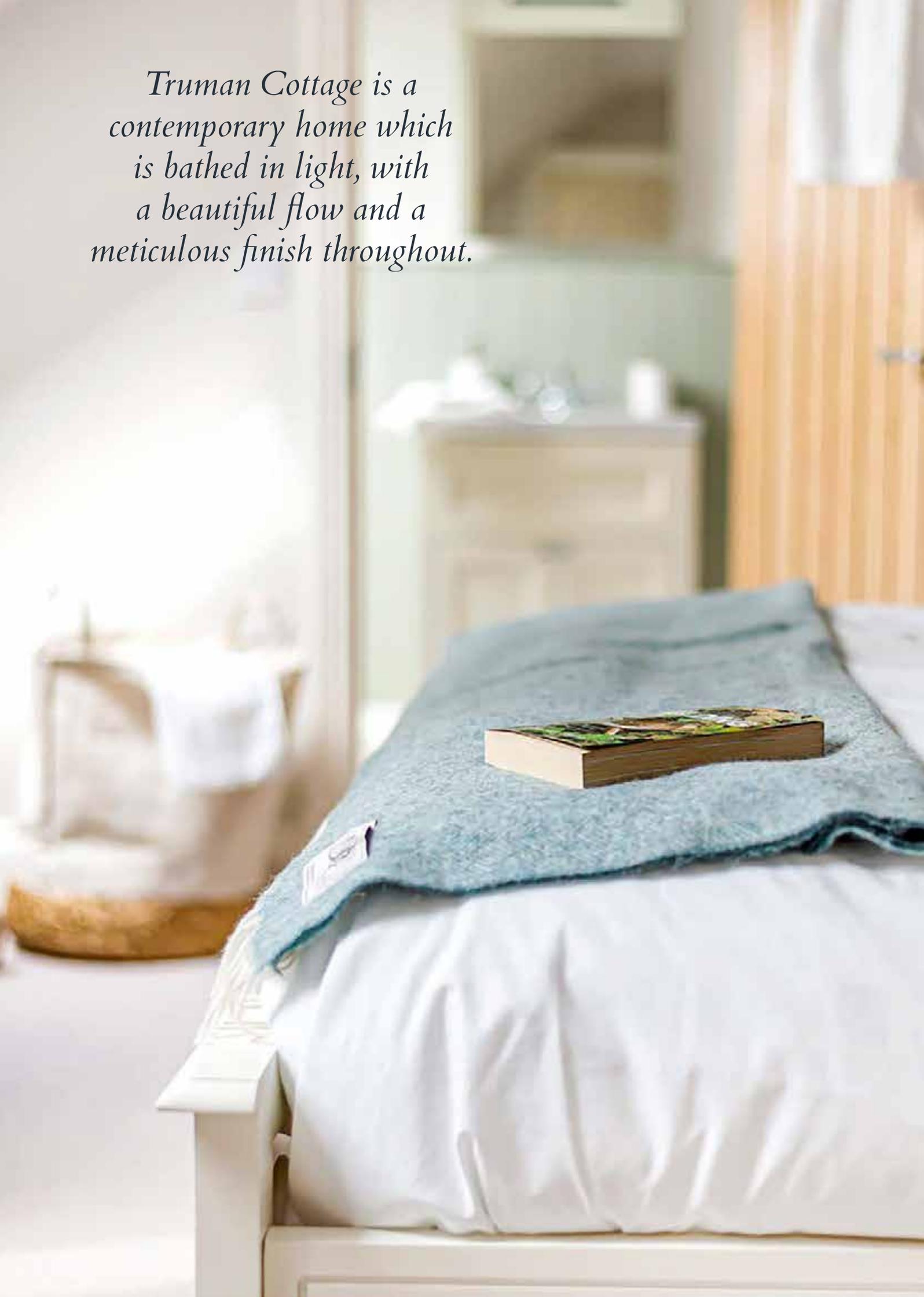
The gravelled driveway to the front of the house provides two off street parking spaces. To the rear, the patio area and landscaped garden are accessible from the main living space, offering a seamless transition between indoor and outdoor living. The patio benefits from the evening sun in the West, creating a real suntrap for those warm summer evenings.

Truman Cottage has used traditional materials to create a contemporary home, perfectly arranged and meticulously finished throughout. It would make an absolutely ideal home from home or holiday home investment.

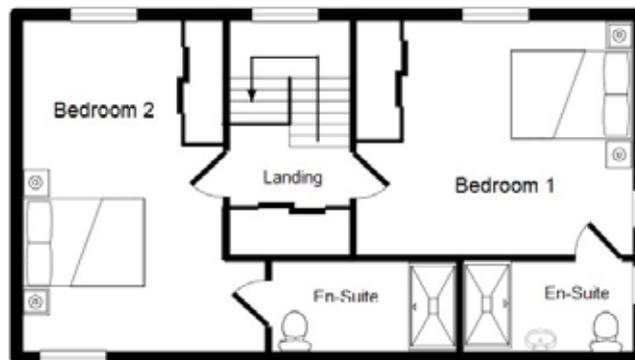
AGENT'S NOTE

All interior images within this brochure are of a previous Fernie Homes Development and are for illustration purposes only.

Truman Cottage is a contemporary home which is bathed in light, with a beautiful flow and a meticulous finish throughout.



Approximate area:
1496ft² / 139m²



GROUND FLOOR

KITCHEN/DINER	5.2m x 4.3m
SITTING ROOM	4.5m x 3.8m
BEDROOM 3	5.2m x 4.8m
EN-SUITE	2.8m x 1.7m
UTILITY ROOM	2.8m x 2.6m

FIRST FLOOR

BEDROOM 1	4.3m x 3.6m
EN-SUITE	2.7m x 1.5m
BEDROOM 2	5.2m x 3.8m
EN-SUITE	2.9m x 1.5m

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

SPECIFICATION

CONSTRUCTION:

Traditional Construction of brick and blockwork cavity walls. The exterior is a combination of locally-sourced red brick and recessed flint cobbles in the traditional Norfolk style.

Roof covering of natural clay pan tiles.

Bespoke hardwood front door and frame spray-painted in heritage colour 'Painswick'.

Residence 7 windows and four bay French doors to the rear of the property, all finished in matching 'Painswick'.

INTERNAL FINISHES:

Italian porcelain tiles throughout the ground floor with carpet to the bedroom and sitting room.

Carpet to the bedrooms and landing upstairs.

Traditional style carpeted staircase with oak finishes.

Driftwood style porcelain tiles to the bathroom floors and shower enclosures.

Suffolk style oak internal doors throughout with traditional style skirting and architraves.

A subtle and elegant colour palette with Farrow & Ball 'Ammonite' gray in the bedrooms, Mylands 'Cadogan Stone' in the living areas and 'Pointing' on the skirting and architraves throughout.

KITCHEN & UTILITY:

Bespoke shaker style painted kitchen units in heritage Farrow & Ball colour 'Blue Gray' with brushed brass door furniture and a Unistone Crema Marfil quartz worktop and upstand.

A traditional double Belfast sink with bridge kitchen tap finished in antique brass.

Smeg induction range cooker.

Full height American style Fisher & Paykel fridge freezer.

Integrated Miele dishwasher.

Miele washing machine and tumble dryer located in the utility room.

BATHROOMS:

Luxury branded bathrooms with contemporary sanitary ware.

Fully tiled shower enclosures with low profile shower trays and Grohe dual outlet concealed chrome thermostatic shower units.

Full height chrome dual fuel heated towel rails.

LIGHTING & ELECTRICAL:

Highly efficient LED down lights provide the primary lighting system throughout the property. Pendant and wall lighting are then incorporated throughout the house offering more subtle ambient lighting.

TV points are installed in the kitchen/diner, sitting room and two of the bedrooms.

Hard wired internet points throughout.

External electric car charging point.

HEATING & PLUMBING:

Air source heat pump.

Hot water cylinder situated off the hallway on the ground floor.

Multi-zonal underfloor heating system to the ground floor and radiators to upper floors.

Hot water loops for instant hot water to all taps.

EXTERNAL:

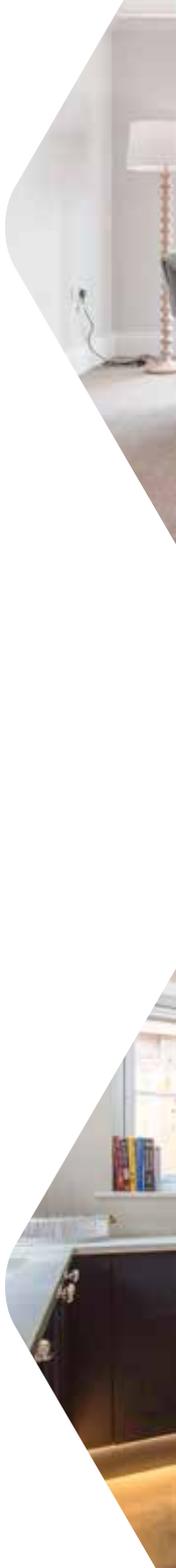
The front of the property is gravelled with a gravel path leading around the eastern elevation of the property. A porcelain tile footpath with gravel border then wraps around the west side of the property and to the rear.

The porcelain tiles extend into a large patio terrace leading from the open plan kitchen diner at the rear of the property.

Oak sleepers provide low level retaining walls and stepped down to turfed lawns at the rear and eastern side of the property.

External lighting all around the property including wall lights to front entrance and rear patio area, and low level brick lights to the side and rear elevations.

Boundaries of six foot timber fencing for privacy.







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PERFECT IMPERFECT *Karen McCartney / Sheryl Collins /*

ABOUT FERNIE HOMES

At Fernie Homes our goal is to create outstanding homes by marrying the individual excellence of a bespoke build or renovation with a quality of design and level of craftsmanship that comes from experience and a pursuit of perfection.

We treat each site individually and put significant time, thought and resource into planning and designing homes that will actually work for the people who'll live in them. Our homes are built without compromise, from site acquisition right through to the finishing touches.

Here's a flavour of the thoughtful details that you can expect to find in a 'Fernie' home, and that we think make all the difference...



Craftsmanship and distinguished joinery



Secondary lighting systems for soft lighting



Air source heat pumps for greener heating where feasible



Electric car charging ports



Hot water loops for instant hot water



Fibre Connectivity for ultra fast broadband



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