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THE
HAVEN

THE STORY OF

The Haven

Aldborough, Norfolk

SOWERBYS

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Aldborough, Norfolk
NR11 7AA

Desirable Position Overlooking
Aldborough Village Green

Oak-Framed Open Porch
Enhancing Kerb Appeal

Spacious Open-Plan Kitchen/
Dining/Dayroom with Bi-
Fold Doors to the Garden

Separate Cosy Living Room

Converted Loft Room
(Currently Ladder and
Hatch Access, with
Scope for Staircase)

Private Rear Garden with Paved
Terrace and Mature Planting

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Overlooking the much-loved village green in the heart of Aldborough, The Haven is a brick-built bungalow with a welcoming feel and an enviable setting. An attractive oak-framed open porch enhances its kerb appeal and creates a warm first impression, while the peaceful lane and friendly community make this a home that blends effortlessly into village life.

Inside, the layout is both practical and sociable, centred around a wonderful open-plan kitchen, dining and dayroom. This generous space is filled with natural light and designed for modern living, with bifold doors opening onto the rear patio and creating a seamless connection with the garden. Complementing this, the warm and inviting living room provides the perfect contrast for those cosier evenings. Although currently accessed via a typical ladder and hatch, the loft has been converted into a flexible additional room. With the introduction of a staircase, this could easily evolve into further accommodation or a dedicated workspace.

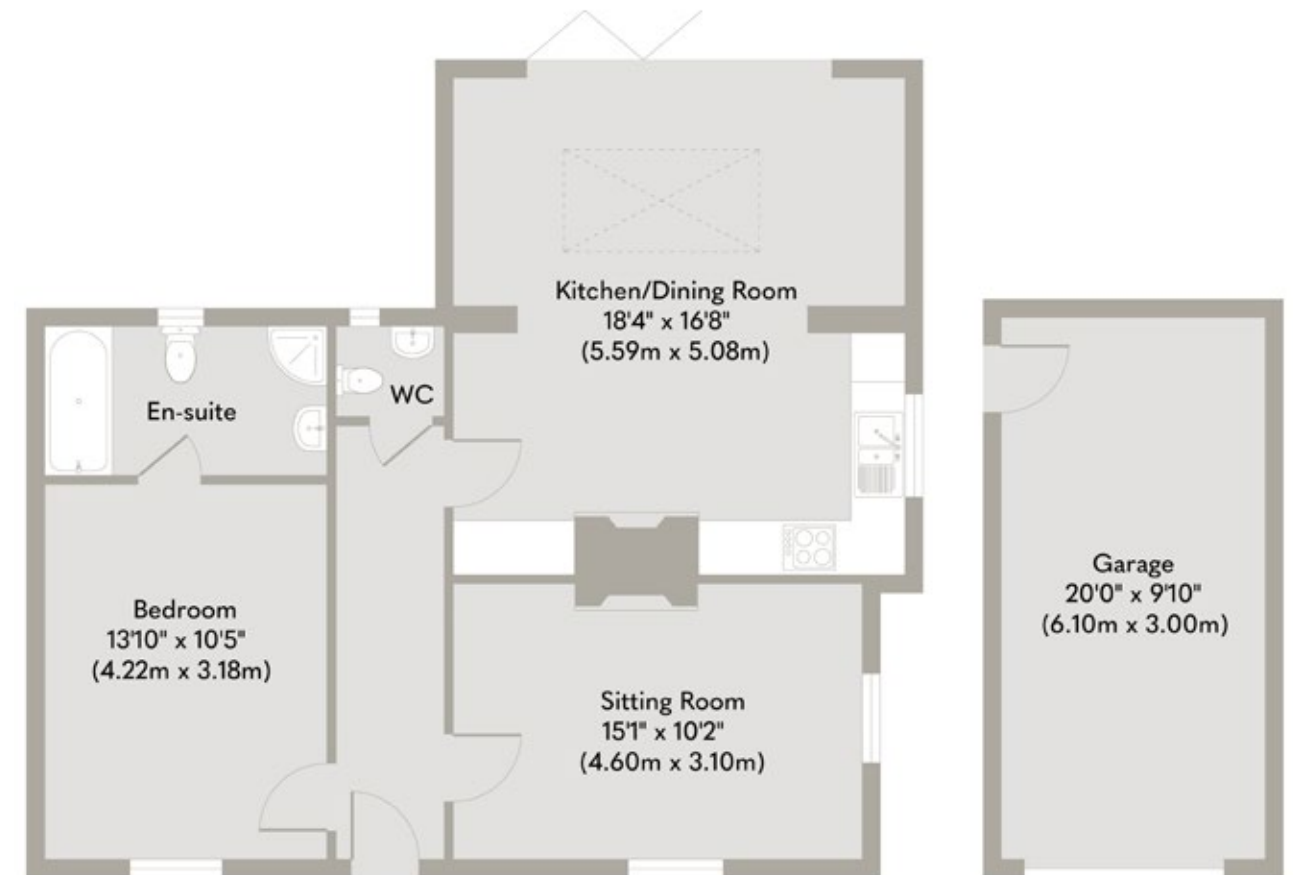
“This has been our
happy place.”

To the rear, a private garden offers a green and calming retreat. A spacious paved terrace is ideal for outdoor dining or entertaining, while mature planting brings colour and a sense of seclusion. Whether enjoying the sunshine, gathering with family and friends, or simply unwinding in your own quiet corner, The Haven provides a relaxed and unpretentious place to call home.





We've loved the calm and peaceful feel of the home, and the neighbours have been wonderfully friendly.



Approximate Floor Area
761 sq. ft
(70.65 sq. m)

Garage

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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Aldborough

TWO LINES ABOUT THE LOCATION

Aldborough is a charming village located in the north Norfolk countryside. Surrounded by rolling hills and fields, the village is a peaceful and picturesque retreat from the hustle and bustle of city life.

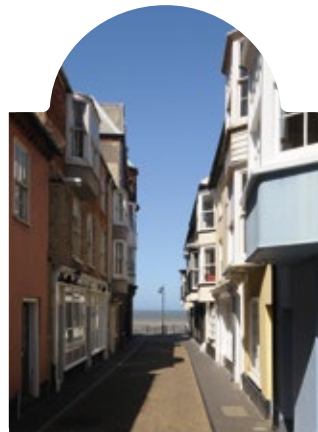
The small, yet thriving, agricultural village, has a vast village green at its heart, which is home to the annual village fayre. Nestled on the edge of the green is 'Cricketers', a quintessential Norfolk pub, which offers great food, regular live music events and even your four legged friends are invited.

There are variety of further amenities such as a shop, GP Surgery and dispensary, post office, and primary school. The local community centre hosts an array of clubs, from zumba and yoga, to amateur dramatics, art and film. There's even a green club for those interested in improving the village's environment for not just people, but the local wildlife too.

Surrounding the village, there are plenty of opportunities for outdoor activities, including walking, cycling, and birdwatching.

The nearby coast offers stunning views, with miles of sandy beaches and rugged cliffs to explore. With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer is so popular, and it's just 8 miles away.

Overall, Aldborough is a charming and historic village, which offers visitors a peaceful retreat in the heart of the north Norfolk countryside, with the beautiful coastline not far away.



Note from the Vendor



"As a holiday home, we found we were able to relax in beautiful surroundings, with local events such as village fetes and cricket always providing entertainment."



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 3035-0621-4500-0335-4296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///massive.blackouts.theory

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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