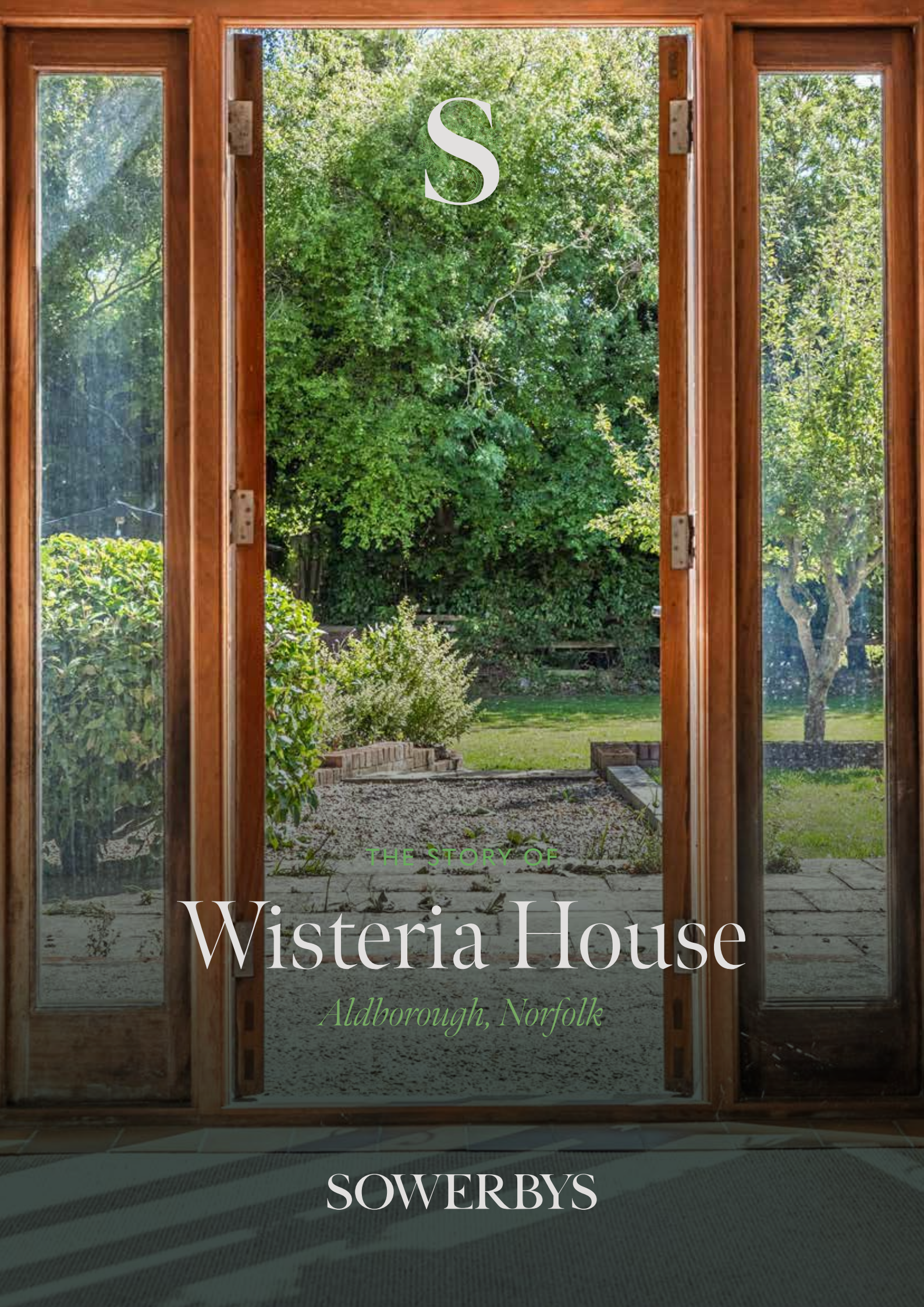




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THE STORY OF

Wisteria House

Aldborough, Norfolk

SOWERBYS



THE STORY OF

Wisteria House

The Green, Aldborough, Norfolk
NR11 7AA

Detached Three-Bedroom Home

Tucked-Away Position Along a Quiet Gravel Loke

Popular Aldborough Village Location

Close to the Village Green

Ample Off-Road Parking to the Front

Large Reception Room with Log Burner

French Doors Opening onto the Garden

Open-Plan Kitchen/Dining Room with Side Porch

Mature and Private Rear Garden

Chain Free with Scope for Cosmetic
Improvements and Potential to Extend

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Offering generous accommodation, a mature private garden and ample parking, Wisteria House presents an excellent opportunity for those looking for a home with scope to make their own.

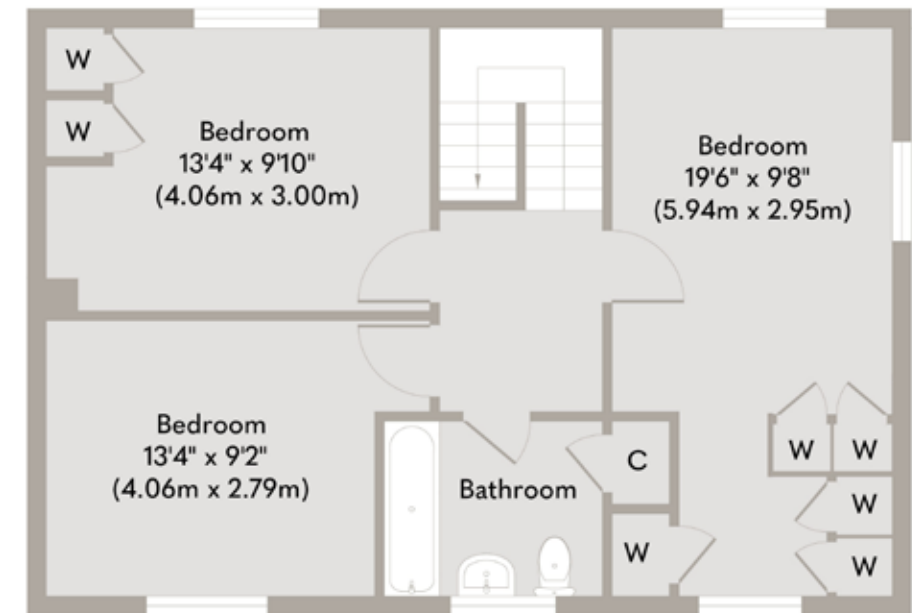
The ground floor offers a large and welcoming reception room, with French doors opening directly onto the garden and a log-burner providing a cosy focal point. There is also a spacious open-plan kitchen and dining area, with access through to a useful side porch.

Upstairs are three generous bedrooms, all served by a family bathroom.

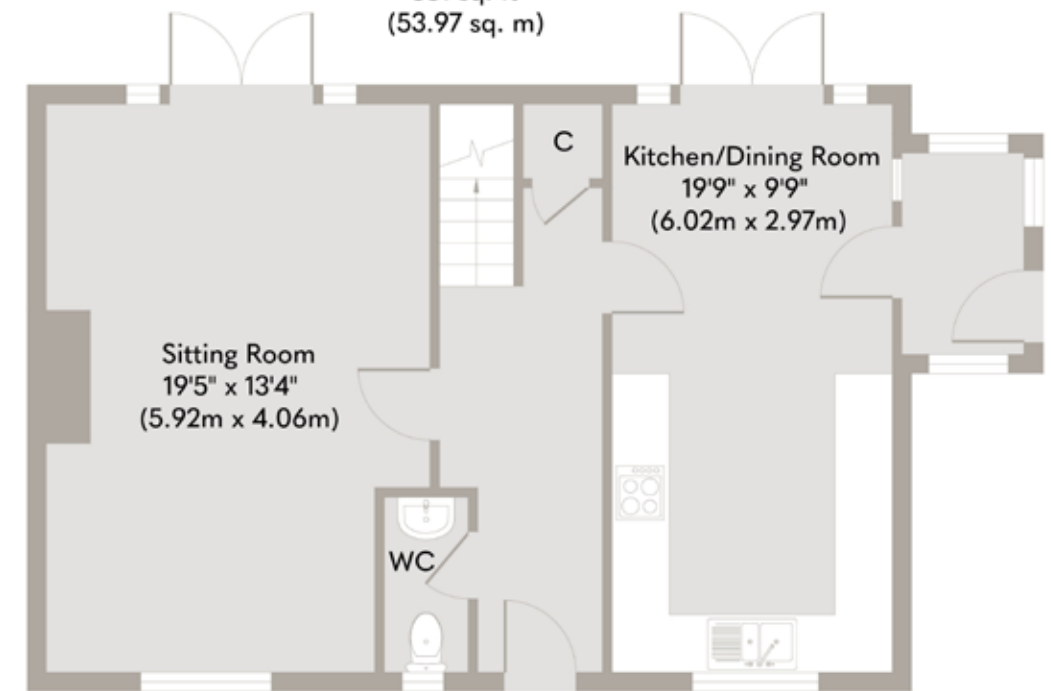
Outside, the property benefits from ample off-road parking to the front, while the large rear garden is a particular feature. Mature and private, it provides plenty of space for entertaining, relaxing and gardening, with a good degree of seclusion.

Offered chain free, Wisteria House is something of a blank canvas, with the opportunity for cosmetic improvements to bring the accommodation up to date and add your own style. There may also be potential to extend, subject to the necessary planning permissions and consents.

A well-positioned detached village home with excellent garden space, parking and plenty of scope to create something special.



First Floor
Approximate Floor Area
581 sq. ft
(53.97 sq. m)



Ground Floor
Approximate Floor Area
613 sq. ft
(56.95 sq. m)

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

IDYLIC YET CONNECTED VILLAGE
LIFE

Aldborough is a vibrant North Norfolk village centred around its attractive village green, offering a friendly and active rural lifestyle. Set 6 miles north of Aylsham, just over 5 miles from Cromer, and around 16 miles from Norwich, it combines countryside calm with excellent access to coast, town and city.

The green hosts cricket matches and community gatherings throughout the year, while nearby footpaths and quiet lanes encourage long walks and outdoor adventures. Day-to-day needs are well covered with a village shop and post office, pharmacy, doctors' surgery, and the popular Cricketers on the Green for relaxed meals and social evenings. A children's play area and the village primary school further enhance its family-friendly appeal.

Aylsham's independent cafés, food shops and weekly markets are only a short drive away, and the North Norfolk coast offers sandy beaches, clifftop paths and classic seaside days out.

Aldborough's charm lies in its warm community, beautiful surroundings and easy access to everything that makes Norfolk living so rewarding.



Note from Sowerbys



“Mature and private, there's plenty of space for entertaining, relaxing and gardening...”



SERVICES CONNECTED

Mains electricity and water. Drainage and heating to be confirmed.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 3700-6692-0222-7305-3543

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: /// consonant.obliging.truffles

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

