



THE STORY OF

# North Bank

*Aylmerton, Norfolk*

SOWERBYS



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# North Bank

Church Road, Aylmerton,  
Norfolk, NR11 8PZ



Three Bedroom Detached Bungalow with a Flexible Layout

Countryside Location with Views of the Church and Fields

Plenty of Off Road Parking

Perfectly Manageable Garden

Perfectly Located between Sheringham and Cromer



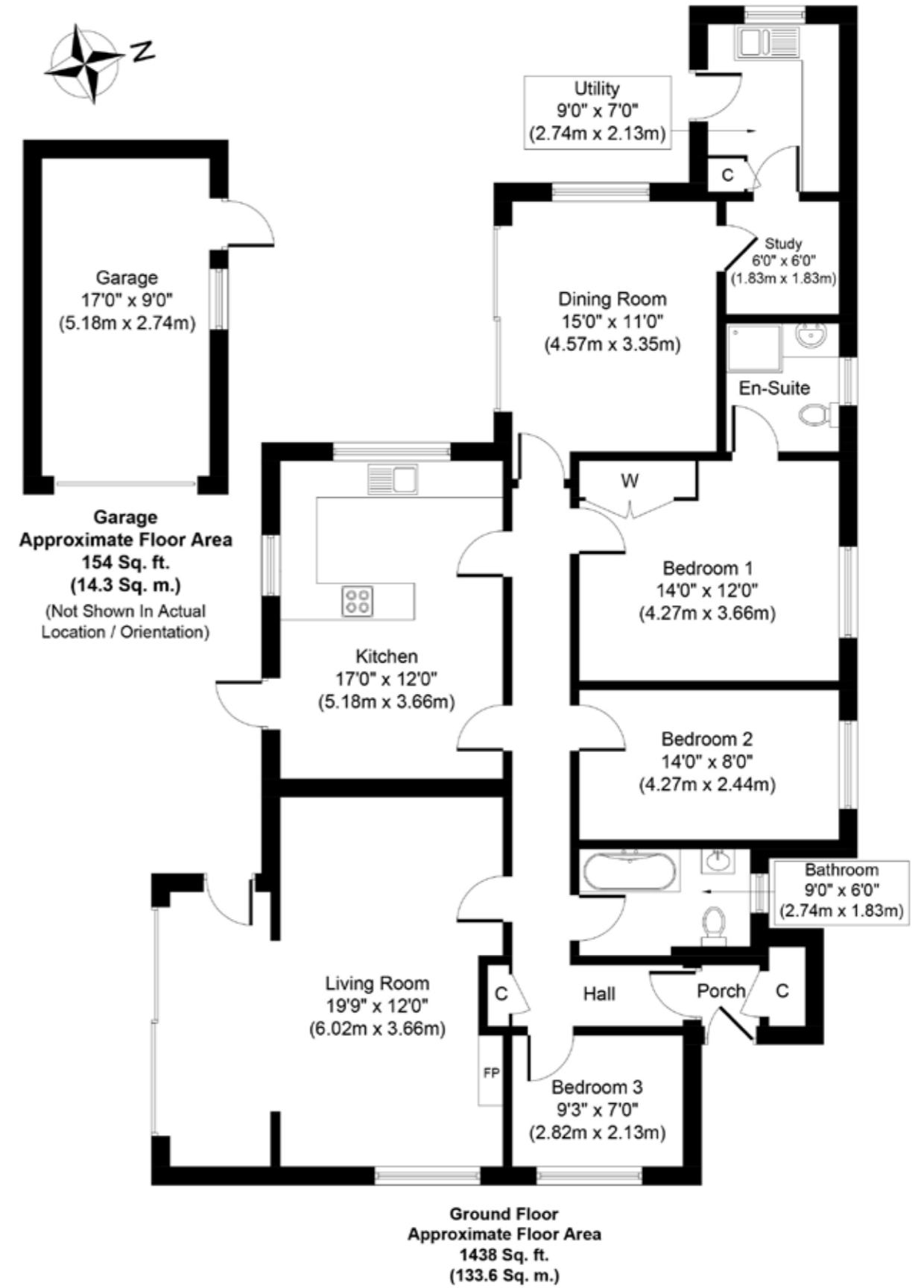
Down a quiet country lane, nestled between the village church and agricultural fields, you will find North Bank, an idyllic bungalow for anyone wanting some tranquillity and sharp access to amenities, and perfectly located between the popular towns of Sheringham and Cromer.

With three great bedrooms, an inviting kitchen/breakfast room and a brilliantly proportioned living room, this home can be configured and enjoyed for any occasion, and at the times of year where you'd expect the household to become busier, North Bank will comfortably adapt.

North Bank is incredibly well-balanced, giving enough garden space for the green fingered, but not too much to influence any concerns of ongoing maintenance. Whether you wished to enjoy the rear garden with the picturesque field views, or sit out the front with a morning coffee and appreciate the beautiful church that sits opposite.

As a detached bungalow, which boasts a fantastic location, a sensible and functional layout, and of course the wonderful outlook, it would be difficult to find another property that ticks as many boxes.

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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.

ALL THE REASONS



# Aylmerton

IN NORFOLK  
IS THE PLACE TO CALL HOME



In a sheltered valley, which is owned by the National Trust, Aylmerton is a small Norfolk Village situated just two miles from the most scenic part of the north Norfolk coast, an area designated as ‘an area of outstanding natural beauty’. The coastline has wonderful sandy beaches with the seals at Blakeney Point, and bird watchers from all over the world visit to view the wide range of bird life.

There are plenty of places to see and visit nearby, including two National Trust locations. From finding fascinating plants and discovering wildlife, to relishing in the great views of the sea and surrounding countryside, there’s plenty to enjoy on the West Runton circular walk, taking you through the beautiful West Runton and Beeston Regis Heath.

Felbrigg Hall, Gardens and Estate, one of the most elegant country houses in East Anglia, is also a lovely family day out. Set within 520 acres of woods, parkland and lakes, there is much to explore here both within the historic home and the grounds it is nestled within. Just over three miles away, 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 has perennial appeal to staycationers and permanent residents alike. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town’s fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston’s award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive ‘beside the seaside’ experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



Note from Sowerbys



Cromer

“North Bank is equidistant between Sheringham and Cromer, with fantastic country walks and everything you could ask for in the towns nearby.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 1290-0402-0022-7277-3923

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: ///corkscrew.heap.date

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# SOWERBYS



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