

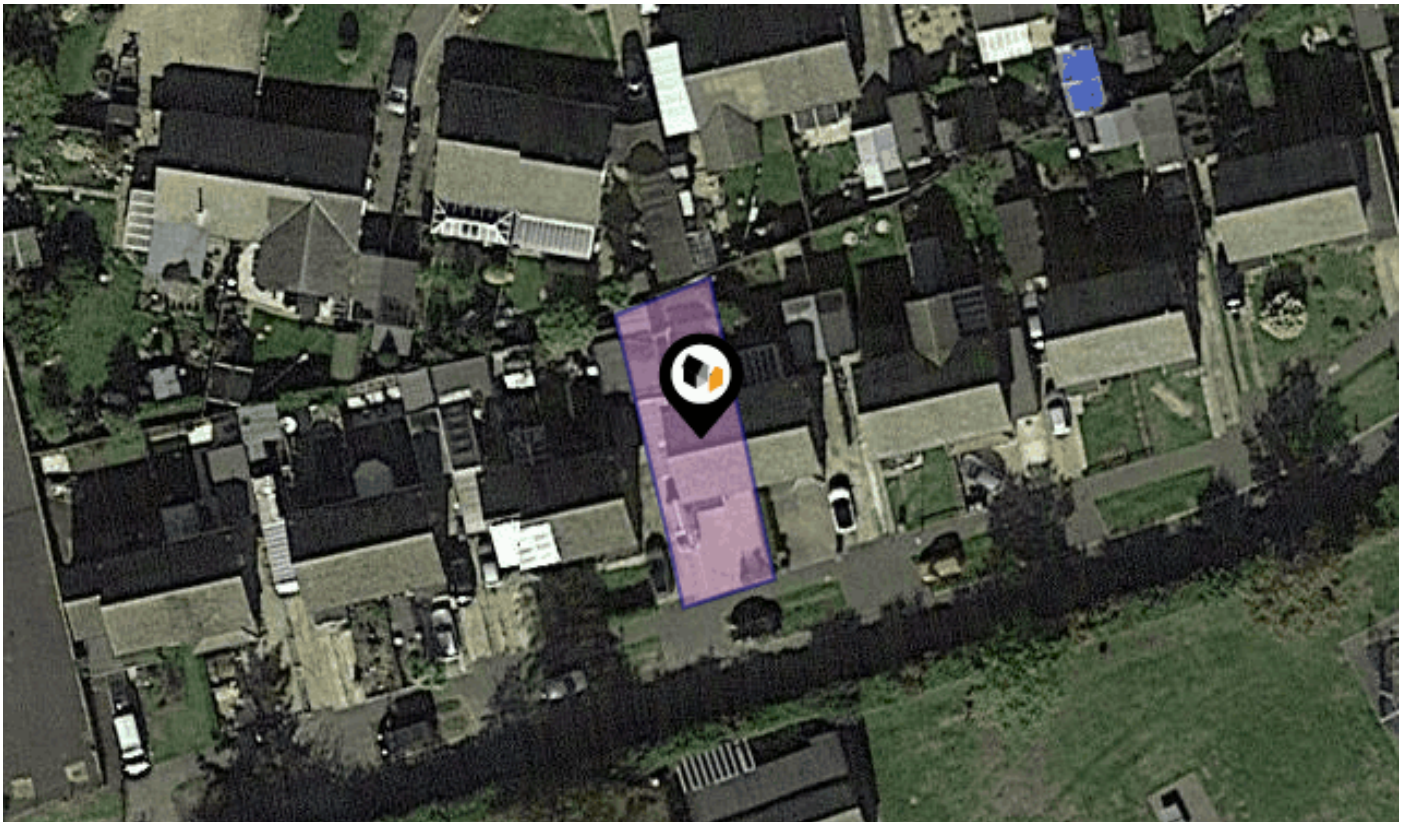


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th June 2024



THIEVES LANE, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

Suva House Queens Square Attleborough NR17 2AF

01953 711839

alex@whittleyparish.com

www.whittleyparish.com





Property

Type:	Semi-Detached	Last Sold £/ft²:	£197
Bedrooms:	3	Tenure:	Freehold
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,726		
Title Number:	NK171418		
UPRN:	100090767665		

Local Area

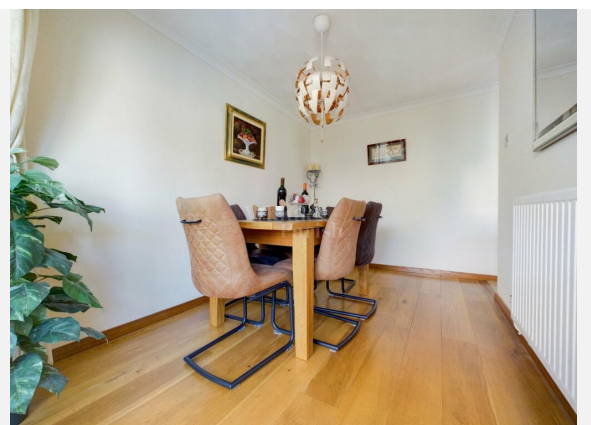
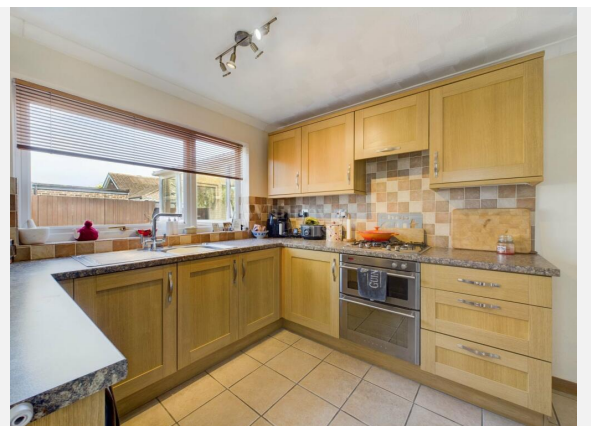
Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	17 mb/s	56 mb/s	- mb/s
Flood Risk:				
• Rivers & Seas	No Risk			
• Surface Water	Very Low			

Mobile Coverage:
(based on calls indoors)

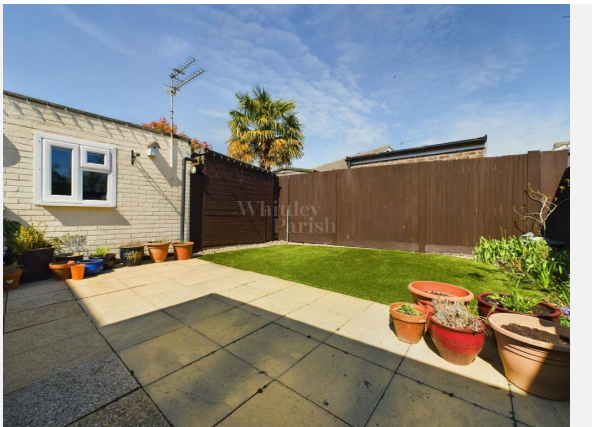
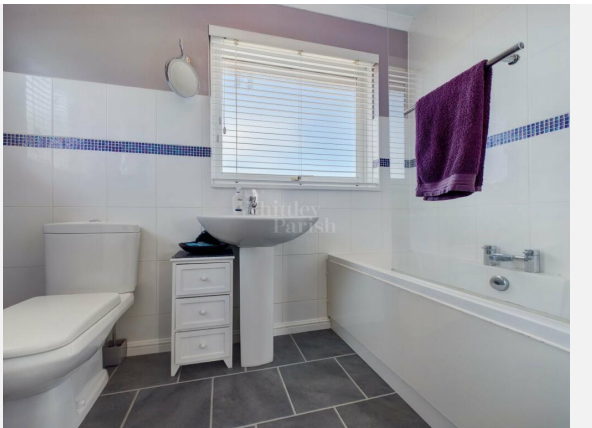
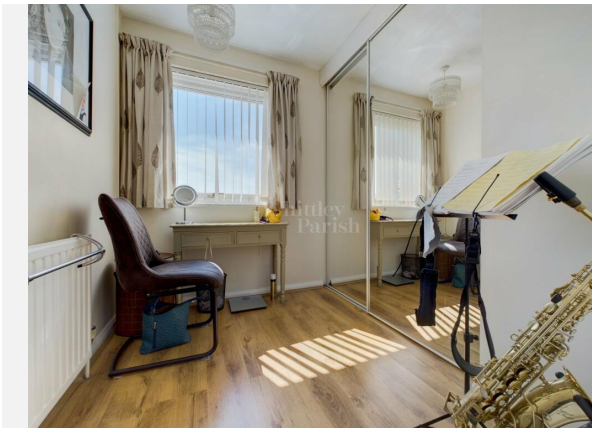


Satellite/Fibre TV Availability:



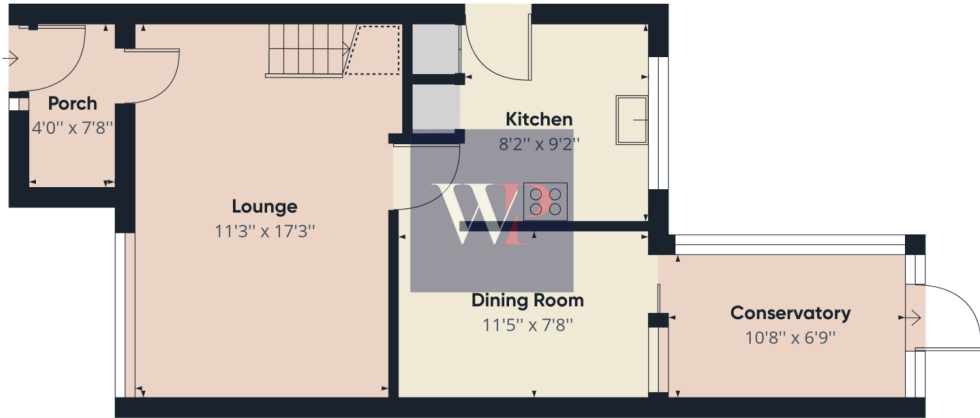


Gallery Photos

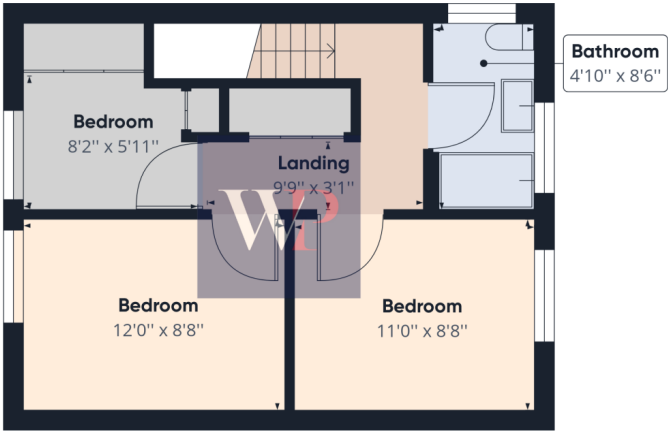




THIEVES LANE, ATTLEBOROUGH, NR17



Floor 0



Floor 1



Approximate total area⁽¹⁾
 878.07 ft²

Reduced headroom
 15.89 ft²

(1) Excluding balconies and terraces

Reduced headroom
 (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



NR17

Energy rating

D

Valid until 08.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

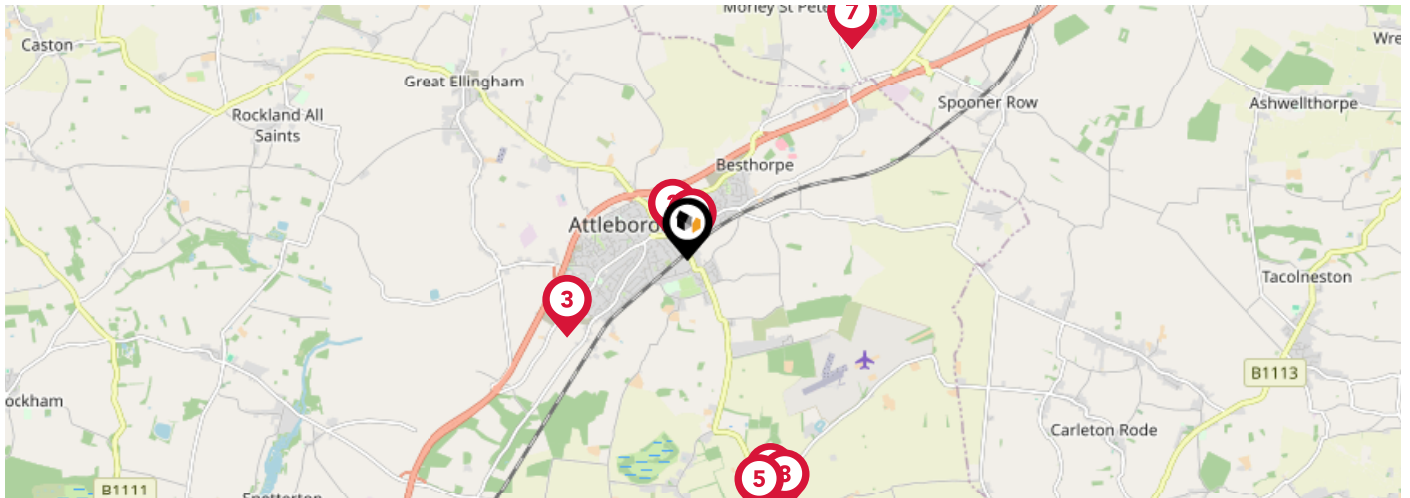
EPC - Additional Data



Additional EPC Data

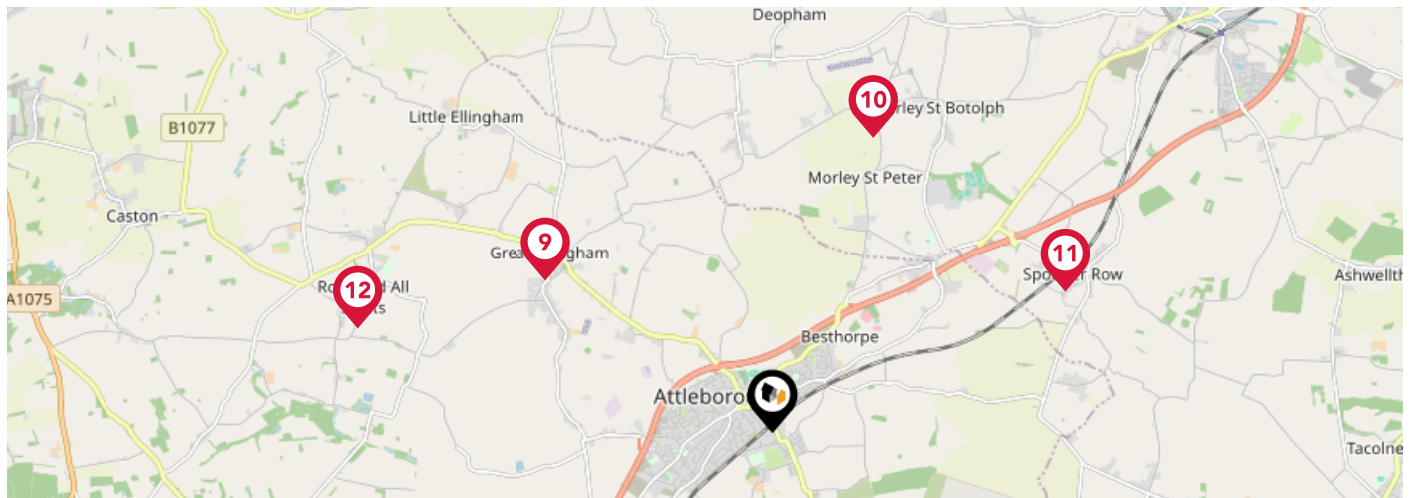
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Attleborough Primary School Ofsted Rating: Requires Improvement Pupils: 362 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Attleborough Academy Ofsted Rating: Good Pupils: 801 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Rosecroft Primary School Ofsted Rating: Good Pupils: 471 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 219 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Chapel Green School Ofsted Rating: Good Pupils: 105 Distance:2.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Wymondham College Prep School Ofsted Rating: Not Rated Pupils:0 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Wymondham College Ofsted Rating: Outstanding Pupils: 1407 Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Old Buckenham High School Ofsted Rating: Good Pupils: 551 Distance:2.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

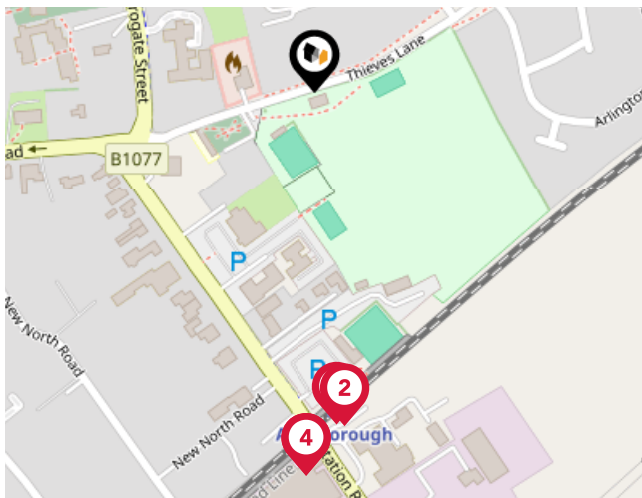
Area Schools



		Nursery	Primary	Secondary	College	Private
	Great Ellingham Primary School Ofsted Rating: Good Pupils: 169 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Church of England Primary School Ofsted Rating: Good Pupils: 146 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spooner Row Primary School Ofsted Rating: Good Pupils: 104 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rocklands Community Primary School Ofsted Rating: Good Pupils: 67 Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorn Park School Ofsted Rating: Inadequate Pupils: 84 Distance:4.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 48 Distance:4.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 150 Distance:4.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wicklewood Primary School and Nursery Ofsted Rating: Outstanding Pupils: 208 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

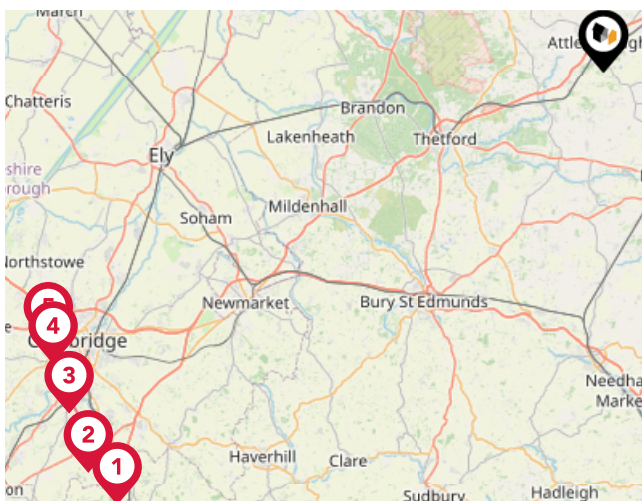
Area

Transport (National)



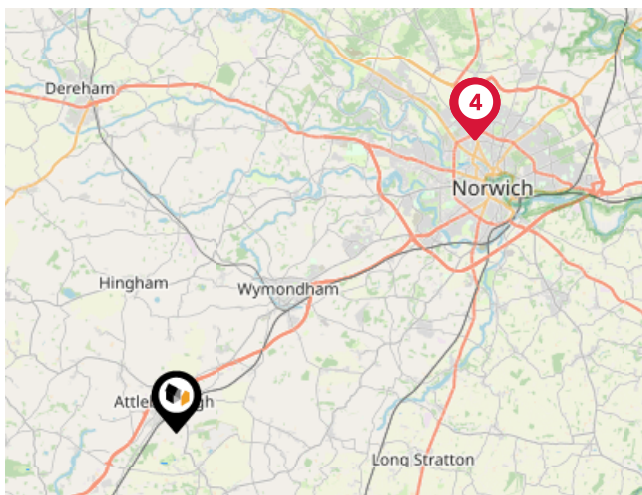
National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	0.19 miles
2	Attleborough Rail Station	0.19 miles
3	Attleborough Rail Station	0.22 miles
4	Attleborough Rail Station	0.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	47.25 miles
2	M11 J10	47.29 miles
3	M11 J11	46.01 miles
4	M11 J13	45.11 miles
5	M11 J14	44.82 miles

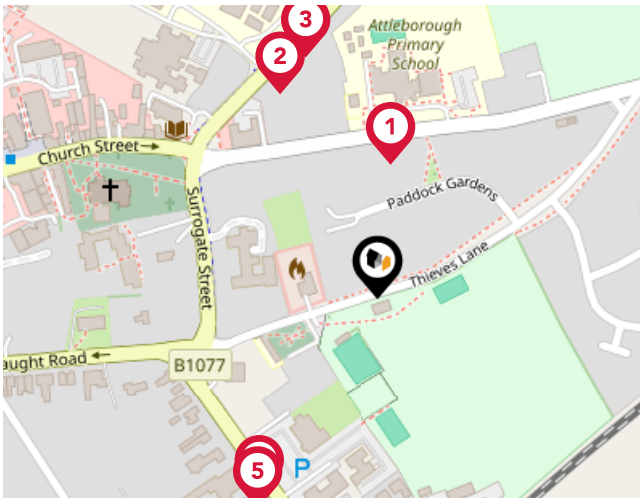


Airports/Helipads

Pin	Name	Distance
1	International Airport	15.02 miles
2	Norwich International Airport	15.02 miles
3	Airport Passenger Terminal	15.07 miles
4	Norwich International Airport	15.07 miles

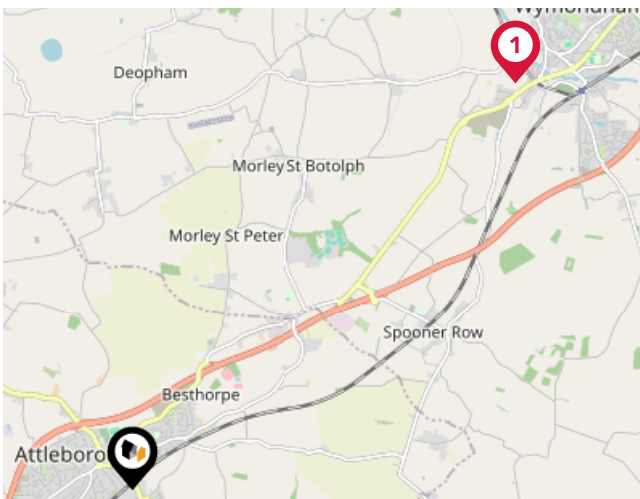
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Junior School	0.08 miles
2	high school	0.13 miles
3	high school	0.14 miles
4	Connaught Hall	0.13 miles
5	Connaught Hall	0.14 miles



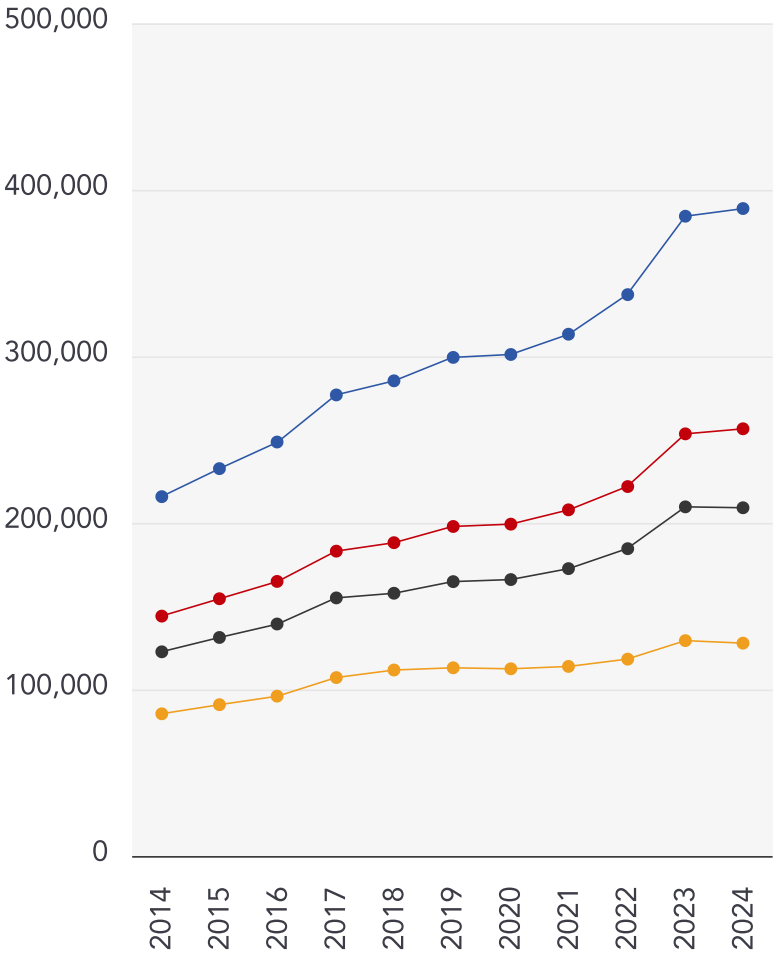
Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.03 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in NR17



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%



Whittley Parish | Attleborough

Established. Experienced. Successful.

Whittley Parish was founded by Hilary Whittley and Kevin Parish in 1994 to offer a refreshingly different and exceptional personal service as an alternative to the corporate way of selling houses. We are delighted that Whittley Parish continues to trade on these values today and has now successfully listed over 10,000 residential homes. With family roots still at the heart of all operations, Alex Parish ensures the original ethos and vision continues to run throughout the company's core, creating lasting relationships with all our clients.

2001 saw the opening of our Residential Lettings and Management Department, which is now a thriving part of Whittley Parish, providing high levels of service to Landlords and Tenants alike and offering a variety of different packages to suit every requirement.



Testimonial 1



The whole team at Long Stratton were incredibly polite and helpful. Liam was very knowledgeable of the current market and helped me throughout the purchase and sale of my new property.

Testimonial 2



The team at Whittley Parish (Long Stratton) made selling and buying as painless and seamless as possible. They are a professional, reliable, hard working and friendly bunch, always ready with support and advice. We would have no problem recommending Whittley Parish to anyone who wishes to buy or sell their home.

Testimonial 3



Just wanted to give a shout out to Whittley Parish Long Stratton as they have helped me secure my future home which ticked all the boxes on my wish list. They have been brilliant throughout the initial inquiring, viewing stages and in securing an accepted offer. Brilliant service and a big thank you. I highly recommend the whole team.



[/whittleyparishmanagementltd](#)



[/whittleyparish](#)



[/whittleyparish/?hl=en](#)

Whittleby Parish | Attleborough

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Whittleby Parish | Attleborough

Suva House Queens Square Attleborough
NR17 2AF
01953 711839
alex@whittlebyparish.com
www.whittlebyparish.com

