

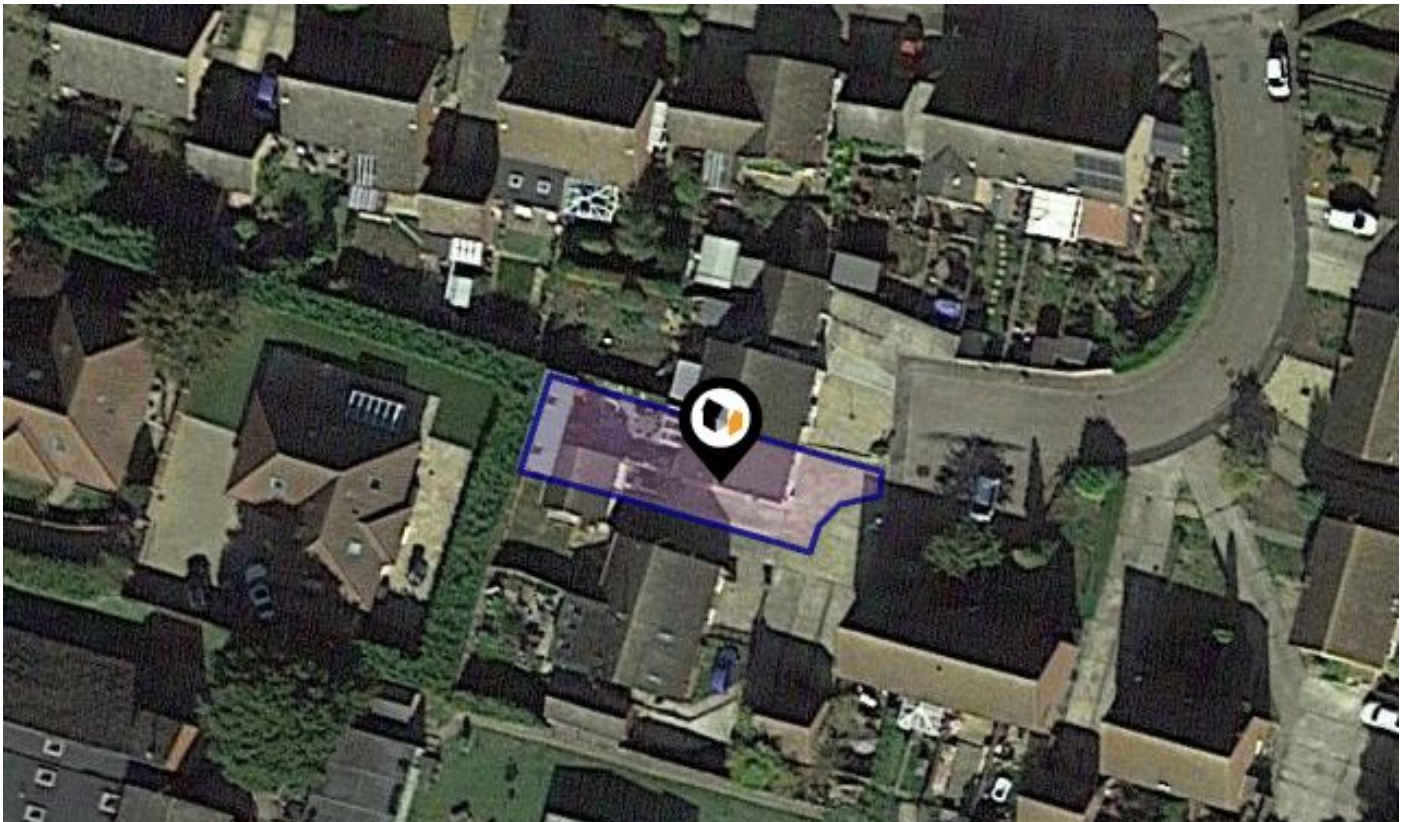


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th June 2024



GARLONDES, EAST HARLING, NORWICH, NR16

Whittley Parish | Attleborough

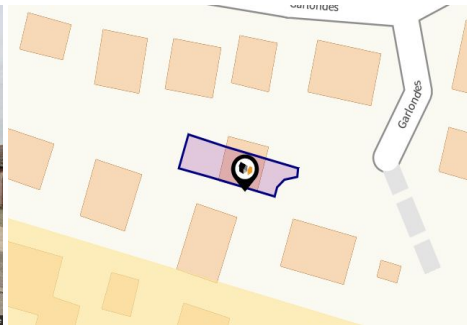
Suva House Queens Square Attleborough NR17 2AF

01953 711839

alex@whittleyparish.com

www.whittleyparish.com





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	725 ft ² / 67 m ²
Plot Area:	0.05 acres
Year Built :	1976-1982
Council Tax :	Band B
Annual Estimate:	£1,726
Title Number:	NK52948
UPRN:	100090778748

Last Sold £/ft ² :	£223
Tenure:	Freehold

Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



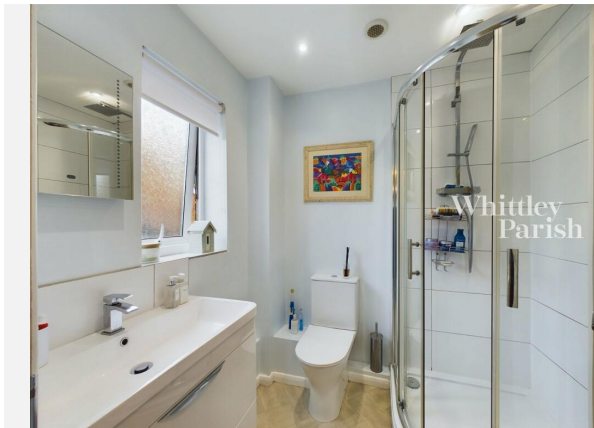
Planning History

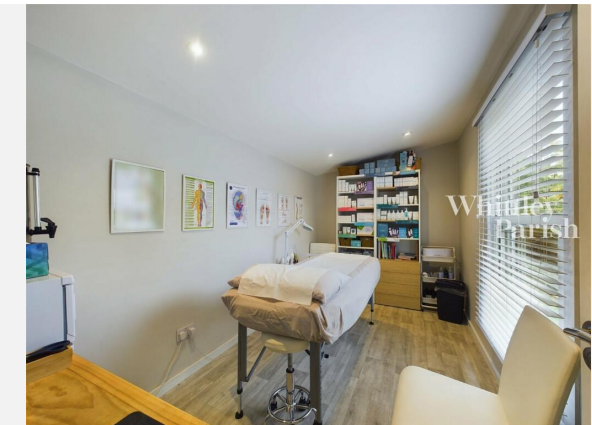
This Address



Planning records for: *28, Garlondes, East Harling, Norwich, NR16 2NR*

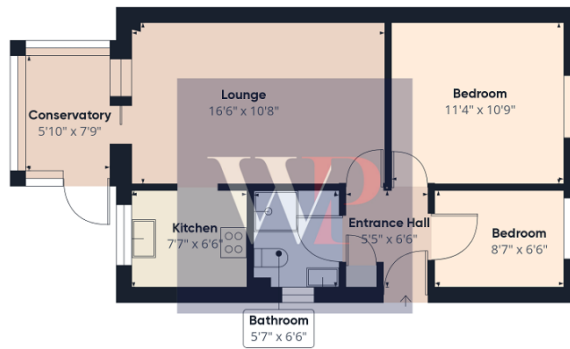
Reference - 3PL/2022/0962/HOU	
Decision:	Permission Conditions/Reasons
Date:	22nd August 2022
Description:	Single storey rear extension



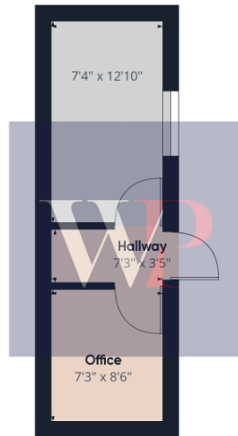




GARLONDES, EAST HARLING, NORWICH, NR16



Floor 0 Building 1



Floor 0 Building 2



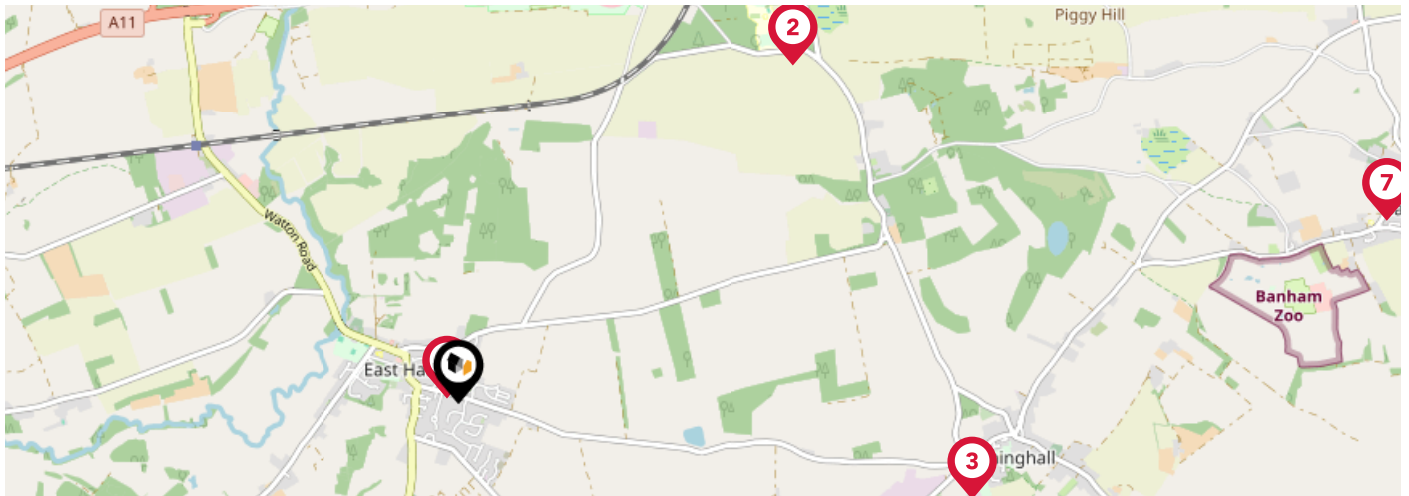
Approximate total area⁽¹⁾
725.26 ft²

(1) Excluding balconies and terraces

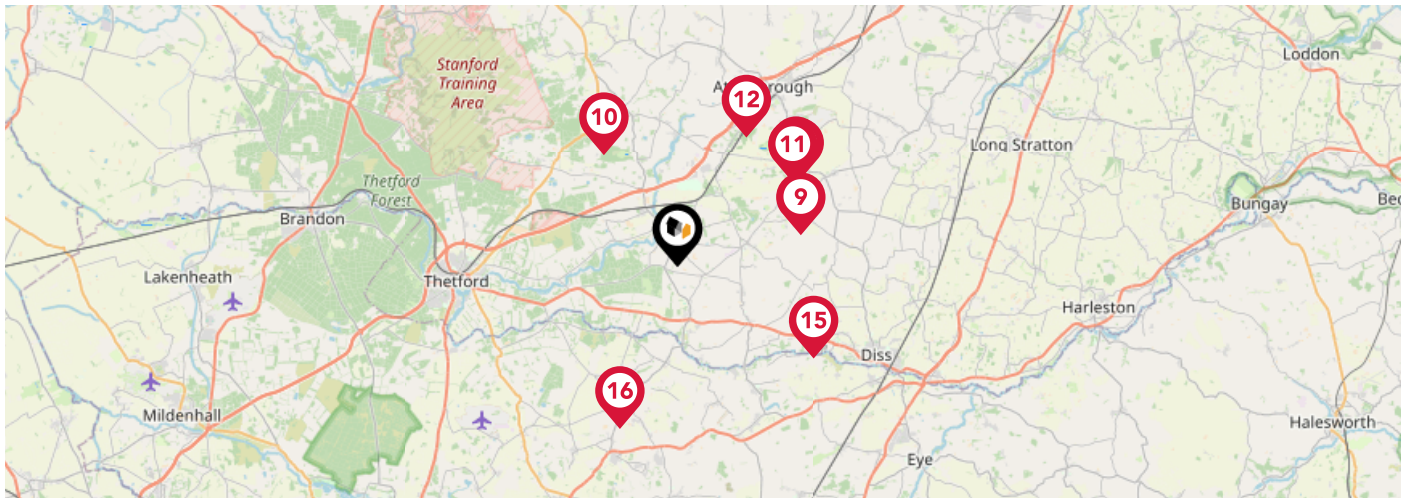
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.









GIRAFFE360

Area Schools



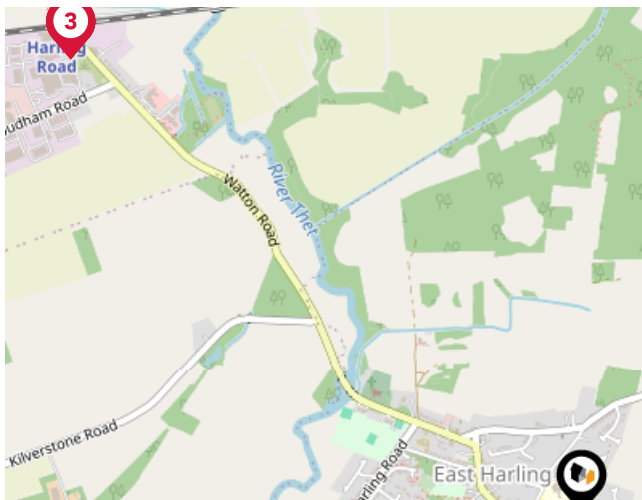
		Nursery	Primary	Secondary	College	Private
1	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 234 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 150 Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kenninghall Primary School Ofsted Rating: Good Pupils: 80 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Garboldisham Church of England Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Good Pupils: 57 Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Riddlesworth Hall School Ofsted Rating: Not Rated Pupils: 111 Distance:3.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Banham Primary School Ofsted Rating: Outstanding Pupils: 111 Distance:4.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Acorn Park School Ofsted Rating: Inadequate Pupils: 84 Distance:4.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 98 Distance:4.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chapel Green School Ofsted Rating: Good Pupils: 105 Distance:5.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rosecroft Primary School Ofsted Rating: Good Pupils: 471 Distance:5.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 219 Distance:5.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Old Buckenham High School Ofsted Rating: Good Pupils: 551 Distance:5.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bressingham Primary School Ofsted Rating: Good Pupils: 123 Distance:5.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:6.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

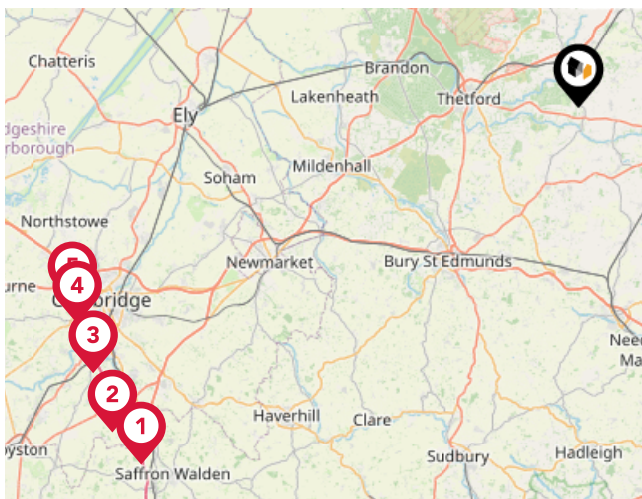
Area

Transport (National)



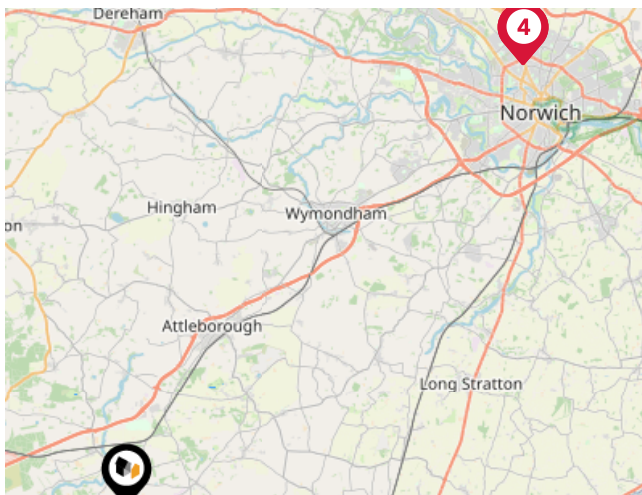
National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	1.54 miles
2	Harling Road Rail Station	1.54 miles
3	Harling Road Rail Station	1.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	41.04 miles
2	M11 J10	41.23 miles
3	M11 J11	40.2 miles
4	M11 J13	39.58 miles
5	M11 J14	39.41 miles

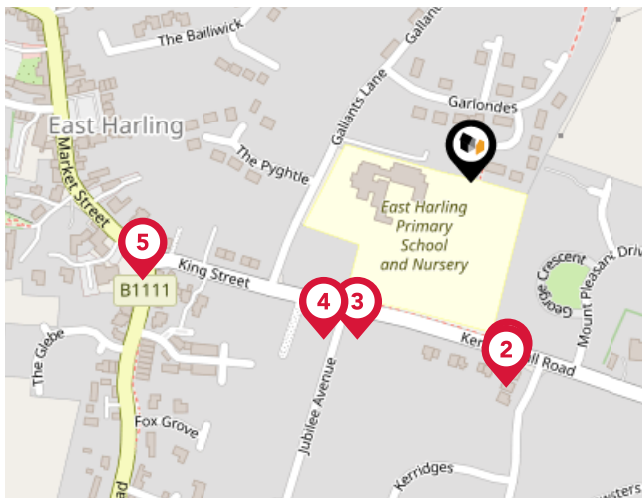


Airports/Helipads

Pin	Name	Distance
1	International Airport	21.4 miles
2	Norwich International Airport	21.4 miles
3	Airport Passenger Terminal	21.45 miles
4	Norwich International Airport	21.45 miles

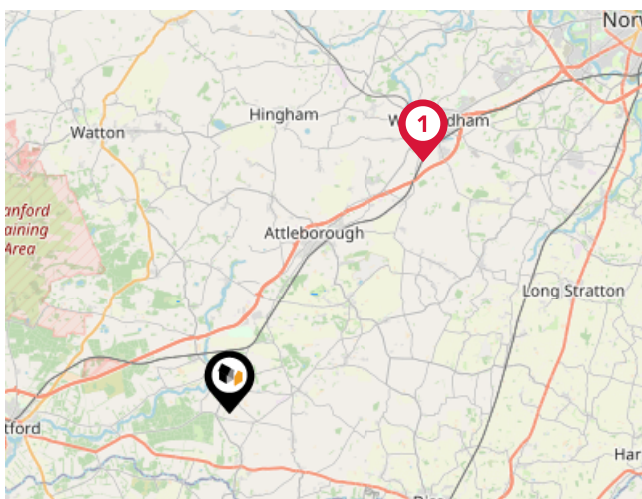
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kerridges	0.11 miles
2	Kerridges	0.12 miles
3	Jubilee Avenue	0.11 miles
4	Jubilee Avenue	0.12 miles
5	Pound Corner	0.19 miles



Local Connections

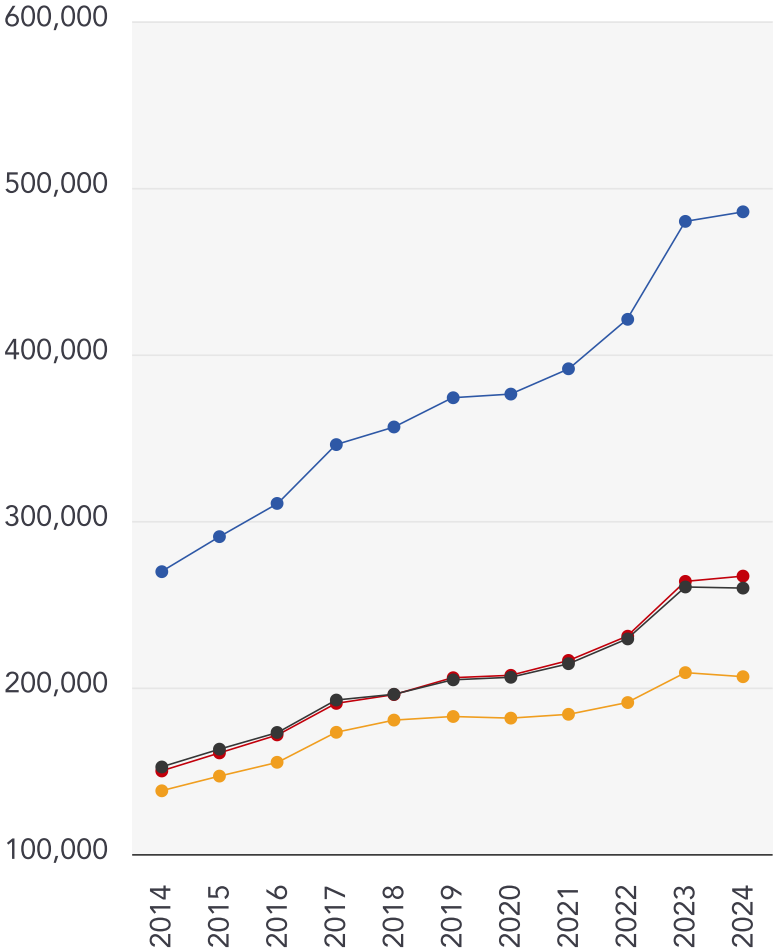
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	11.47 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR16



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.



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Whittley Parish | Attleborough

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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.



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Whittley Parish | Attleborough

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

