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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28<sup>th</sup> October 2024



## FEN FARM, ASH LANE, CARLETON RODE, NORWICH, NR16

### Whittley Parish | Attleborough

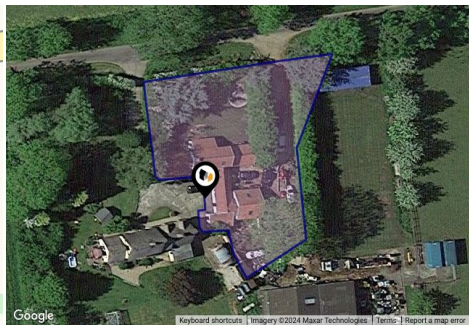
Suva House Queens Square Attleborough NR17 2AF

01953 711839

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www.whittleyparish.com





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,205 ft <sup>2</sup> / 112 m <sup>2</sup>		
<b>Plot Area:</b>	0.37 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,258		
<b>Title Number:</b>	NK348373		

## Local Area

<b>Local Authority:</b>	South norfolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





Fen Farm, Ash Lane, NR16

Energy rating

# F

Valid until 24.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E		
21-38	F	27   F	
1-20	G		

# Property

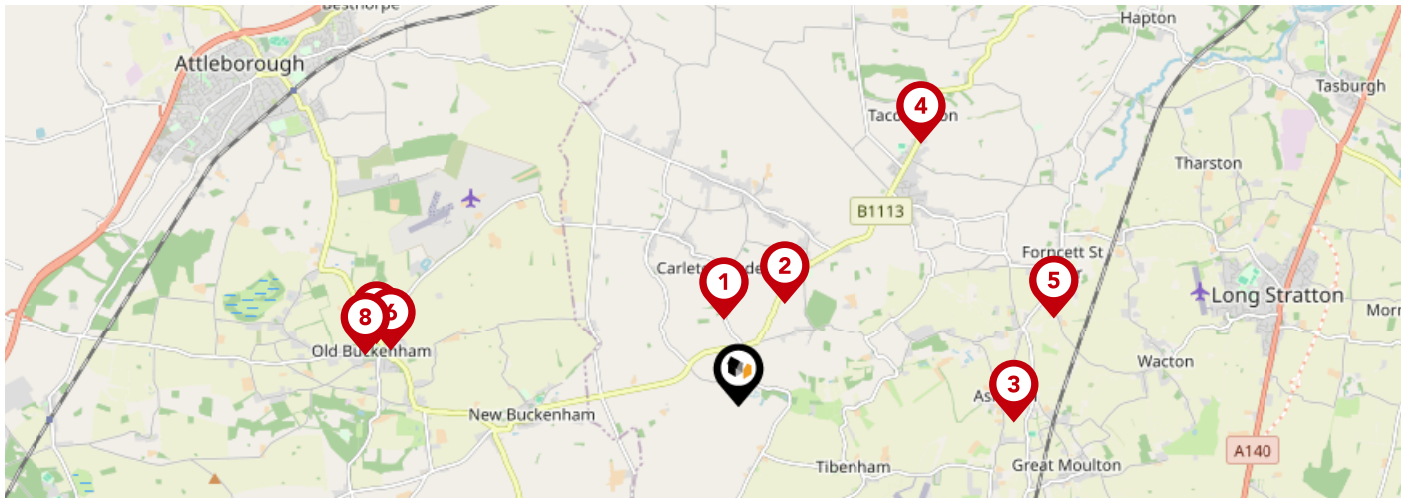
## EPC - Additional Data



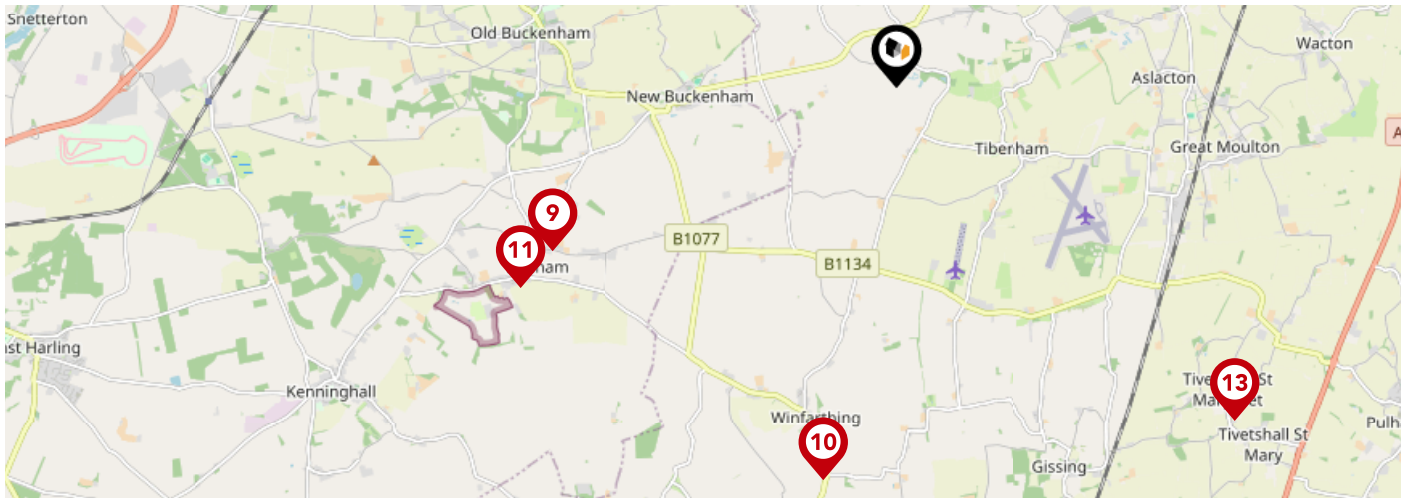
### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	112 m <sup>2</sup>

# Area Schools



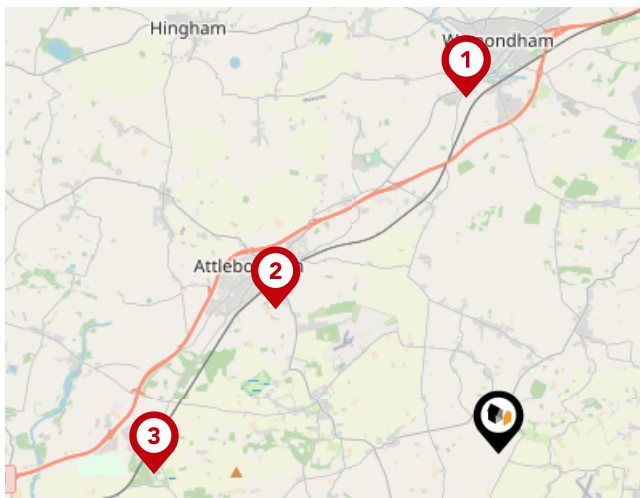
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Carleton Rode Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 57   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bunwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 91   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Aslacton Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Tacolneston Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 90   Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Fornsett St Peter Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 492   Distance:3.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 194   Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 174   Distance:3.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Acorn Park School</b> Ofsted Rating: Good   Pupils: 128   Distance:3.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All Saints Church of England Voluntary Aided Primary School, Winfarthing</b> Ofsted Rating: Good   Pupils: 27   Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Spooner Row Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tivetshall Community Primary School</b> Ofsted Rating: Good   Pupils: 28   Distance:4.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Manor Field Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 131   Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Long Stratton High School</b> Ofsted Rating: Good   Pupils: 694   Distance:4.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Mary's Church of England Junior Academy</b> Ofsted Rating: Requires improvement   Pupils: 176   Distance:4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

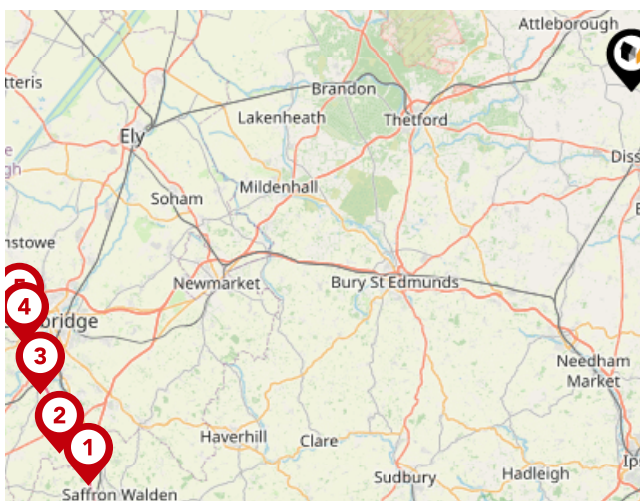
# Area

## Transport (National)



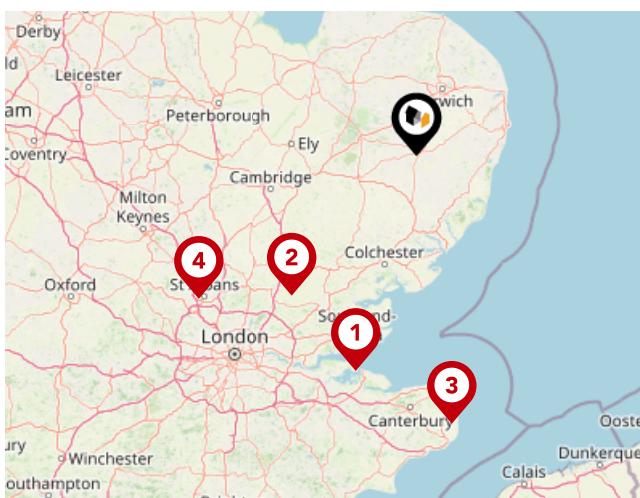
### National Rail Stations

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	6.44 miles
2	Attleborough Rail Station	4.78 miles
3	Eccles Road Rail Station	6.22 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	48.69 miles
2	M11 J10	49.02 miles
3	M11 J11	48.16 miles
4	M11 J13	47.6 miles
5	M11 J14	47.45 miles

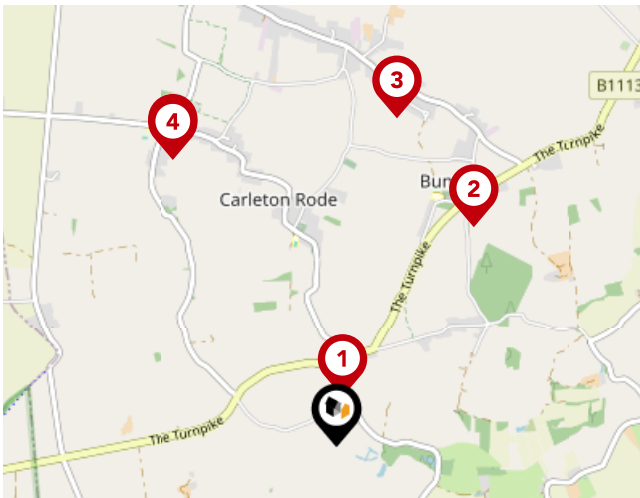


### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	65.24 miles
2	Stansted Airport	54.48 miles
3	Manston	78.85 miles
4	Luton Airport	75.63 miles

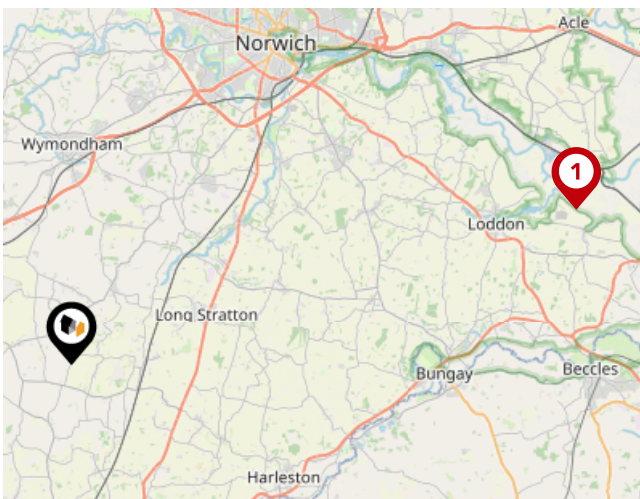
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fen Road	0.22 miles
2	hall	1.17 miles
3	Greenways	1.51 miles
4	Flaxlands	1.49 miles
5	Bus Shelter	1.51 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	19.05 miles

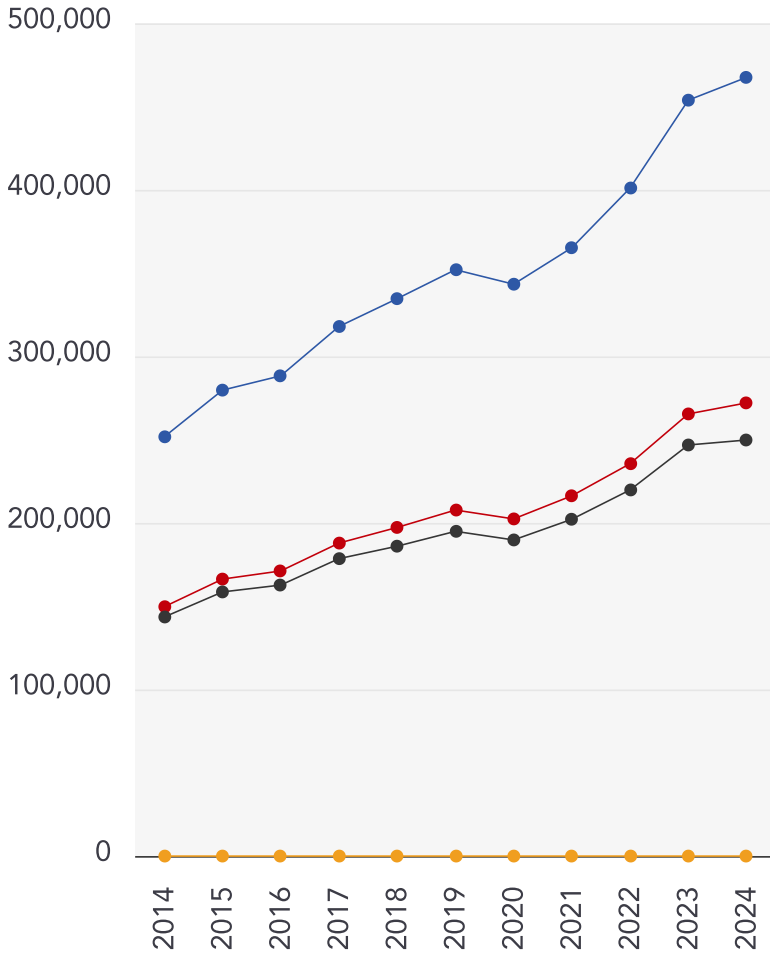


# Market

## House Price Statistics



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



Detached

**+85.73%**

Semi-Detached

**+81.75%**

Terraced

**+74.03%**

Flat

**+54.55%**



### Whittley Parish | Attleborough

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At Whittley Parish, we strive to offer the best experience for all of our valued clients. We employ an experienced team and support our people with the best processes, cutting edge technology, marketing and training. We continue to improve and learn from feedback to strive to be the best at what we do and achieve.

Our proactive approach combined with advertising across four major property portals (Rightmove, Zoopla, onthemarket.com and Primelocation) as well as on social media platforms; coupled with our large database of registered applicants allows us to promote our properties to the widest target market.

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, never comprising the personal service its reputation has been built upon.



### Testimonial 1



It was a pleasure doing business with the Attleborough branch. Kept to every promise made and acted really fast. Made a stressful time far less stressful.

### Testimonial 2



We asked Whittley Parish Diss to carry out a house valuation for us. Alex Parish came to do the job - he was kind, considerate and professional. The process was thorough but yet quick and easy for us. We couldn't ask for more - many thanks.

### Testimonial 3



The whole team at Whittley Parish were first class from first introduction to final sale. With lots of estate agents in the Long Stratton area, this is the only one you need to know. Excellent would highly recommend.



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# Whittleby Parish | Attleborough

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