

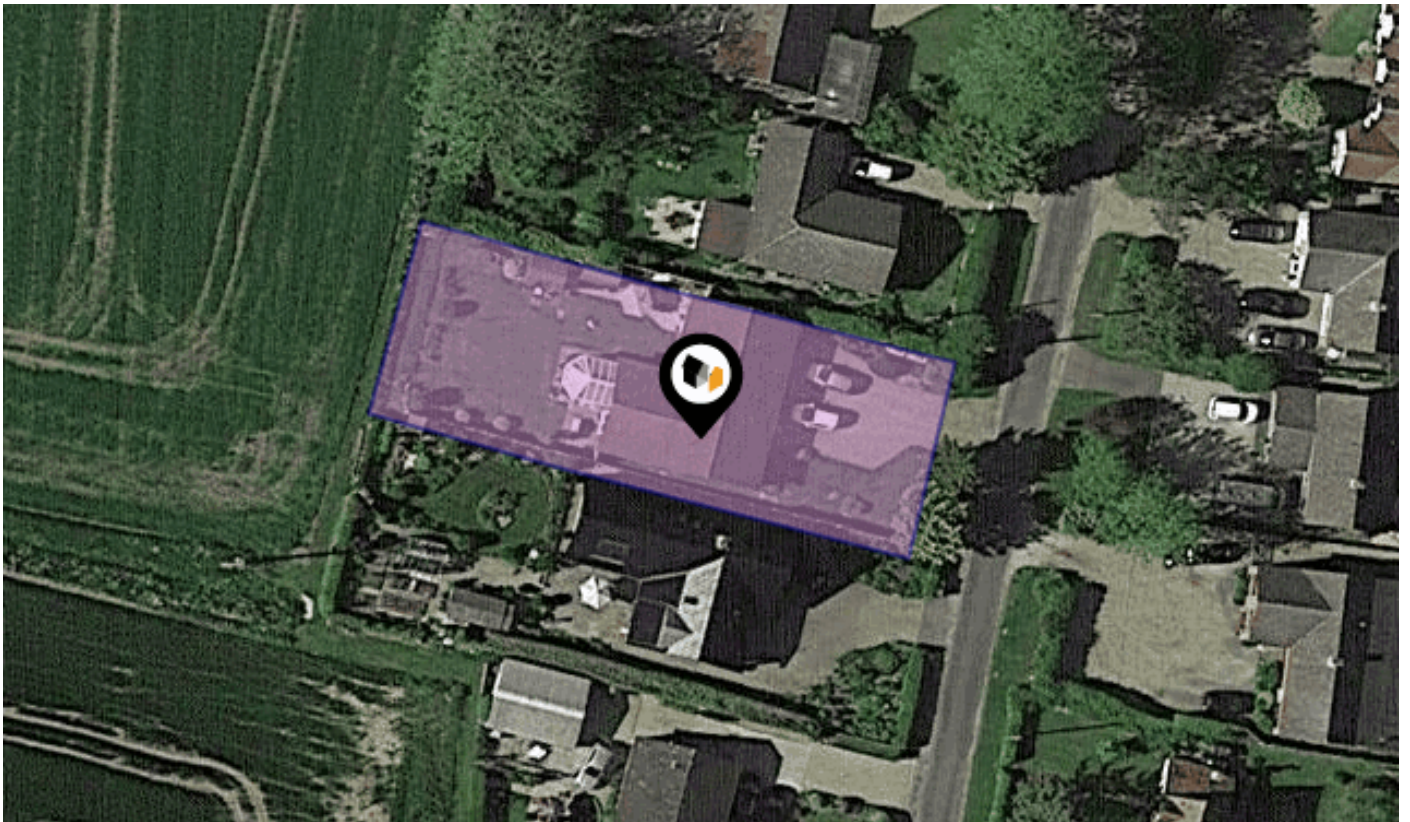


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st June 2024



RODE LANE, CARLETON RODE, NORWICH, NR16

Whittley Parish | Attleborough

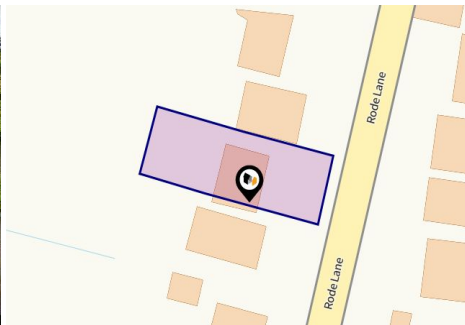
Suva House Queens Square Attleborough NR17 2AF

01953 711839

alex@whittleyparish.com

www.whittleyparish.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.19 acres		
Council Tax :	Band D		
Annual Estimate:	£2,258		
Title Number:	NK333253		

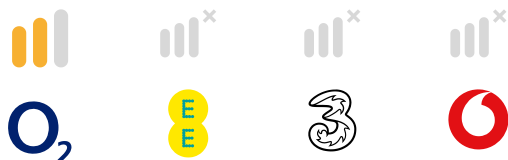
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:











RODE LANE, CARLETON RODE, NORWICH, NR16



Approximate total area
 1581.33 ft²

(1) Excluding balconies and terrace

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



Rode Lane, Carleton Rode, NR16

Energy rating

E

Valid until 27.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 c
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Property

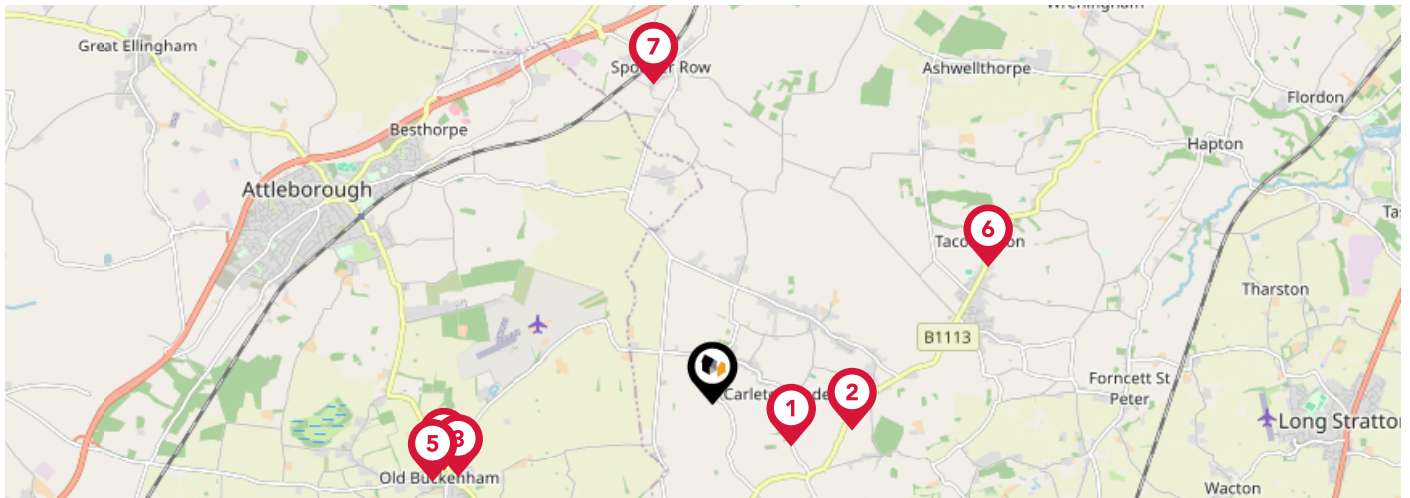
EPC - Additional Data



Additional EPC Data

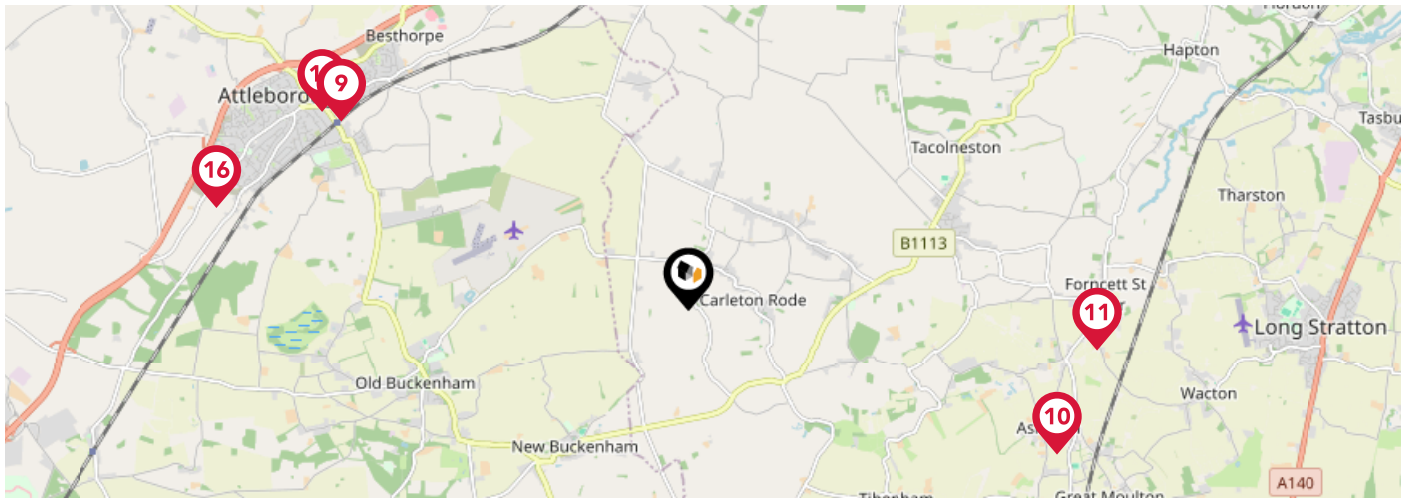
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	109 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 48 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bunwell Primary School Ofsted Rating: Good Pupils: 89 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Old Buckenham High School Ofsted Rating: Good Pupils: 551 Distance:2.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 219 Distance:2.49	<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:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Tacolneston Church of England Primary Ofsted Rating: Good Pupils: 106 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Spoooner 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"/>
8	Acorn Park School Ofsted Rating: Inadequate Pupils: 84 Distance:3.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

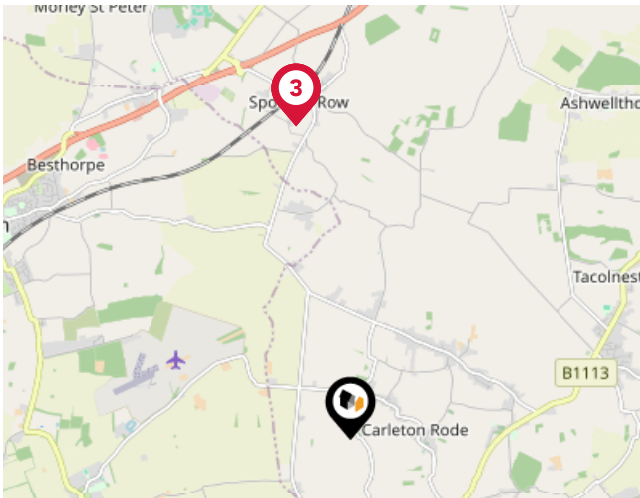
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Attleborough Primary School Ofsted Rating: Requires Improvement Pupils: 362 Distance:3.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Aslacton Primary School Ofsted Rating: Good Pupils: 61 Distance:3.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Fornsett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 104 Distance:3.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Attleborough Academy Ofsted Rating: Good Pupils: 801 Distance:3.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Banham Primary School Ofsted Rating: Outstanding Pupils: 111 Distance:3.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Wymondham College Prep School Ofsted Rating: Not Rated Pupils:0 Distance:3.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Wymondham College Ofsted Rating: Outstanding Pupils: 1407 Distance:3.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Rosecroft Primary School Ofsted Rating: Good Pupils: 471 Distance:4.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

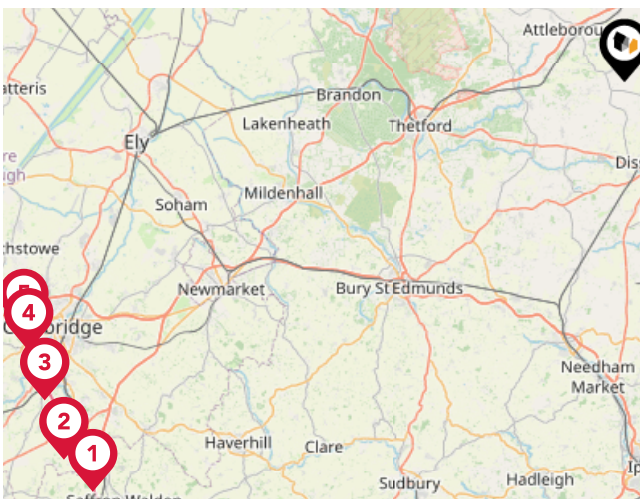
Area

Transport (National)



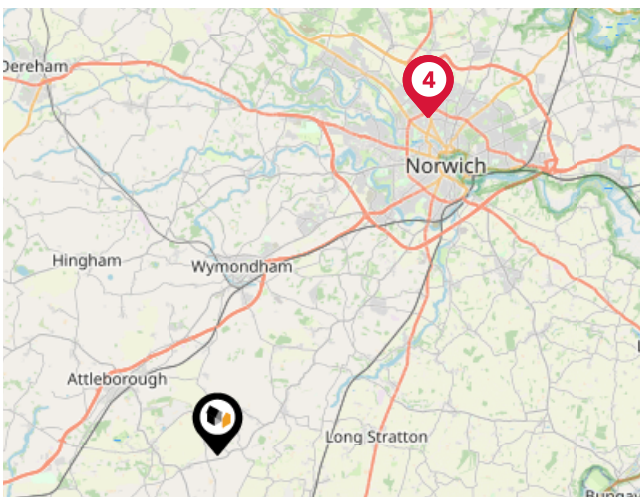
National Rail Stations

Pin	Name	Distance
1	Spooner Row Rail Station	2.89 miles
2	Spooner Row Rail Station	2.89 miles
3	Spooner Row Rail Station	2.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	48.69 miles
2	M11 J10	48.93 miles
3	M11 J11	47.94 miles
4	M11 J13	47.28 miles
5	M11 J14	47.08 miles

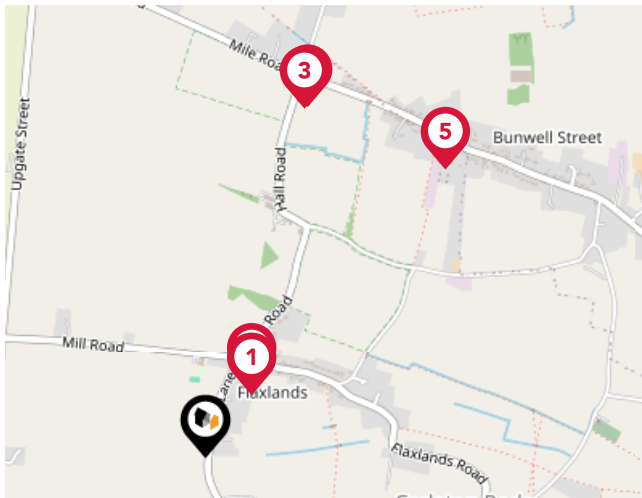


Airports/Helipads

Pin	Name	Distance
1	International Airport	14.31 miles
2	Norwich International Airport	14.31 miles
3	Airport Passenger Terminal	14.35 miles
4	Norwich International Airport	14.35 miles

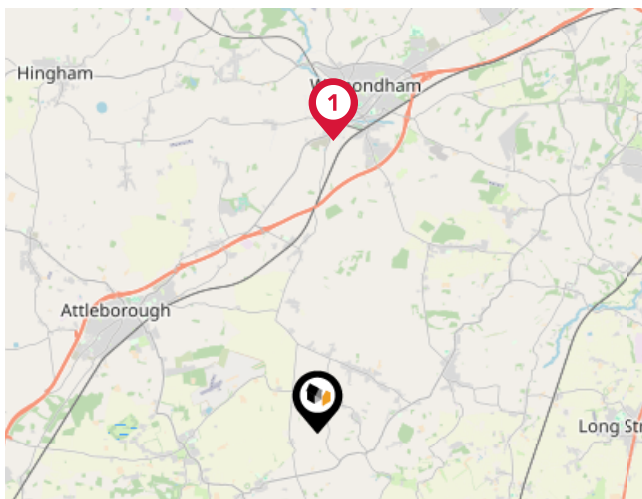
Area

Transport (Local)



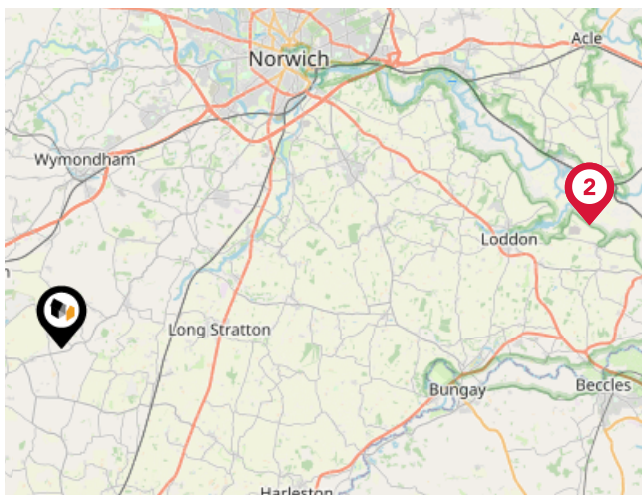
Bus Stops/Stations

Pin	Name	Distance
1	Flaxlands	0.18 miles
2	Bus Shelter	0.19 miles
3	Hall Road	0.82 miles
4	Hall Road	0.82 miles
5	Days Garage	0.85 miles



Local Connections

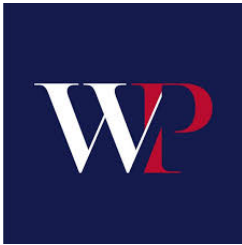
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.3 miles



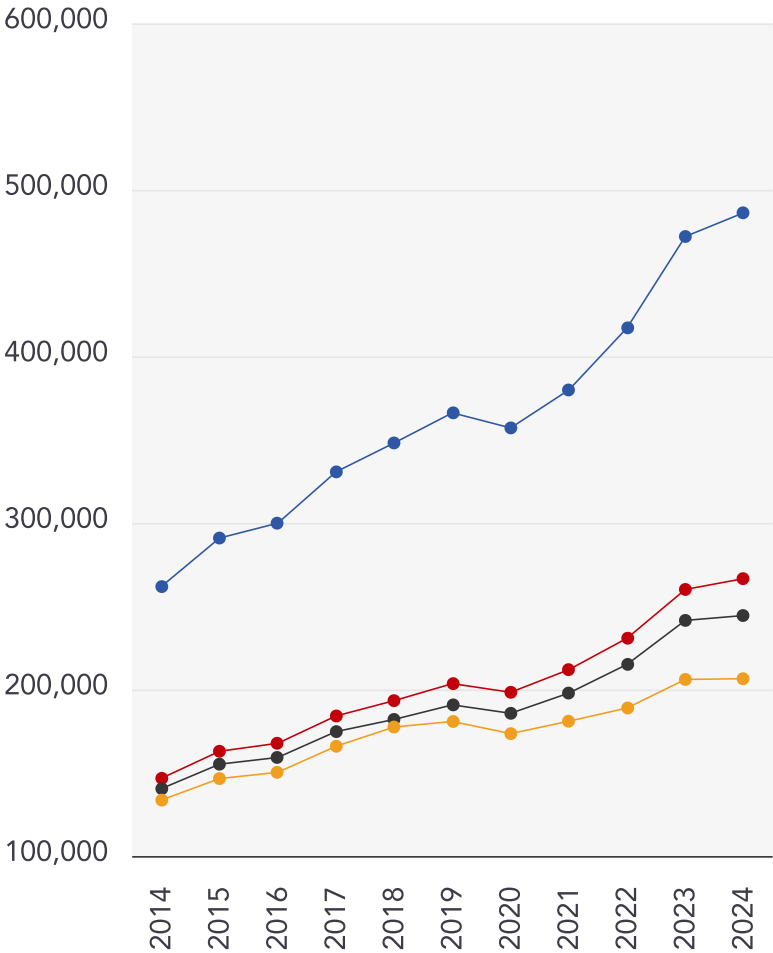
Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	19.57 miles
2	Reedham Ferry North	19.57 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

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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