

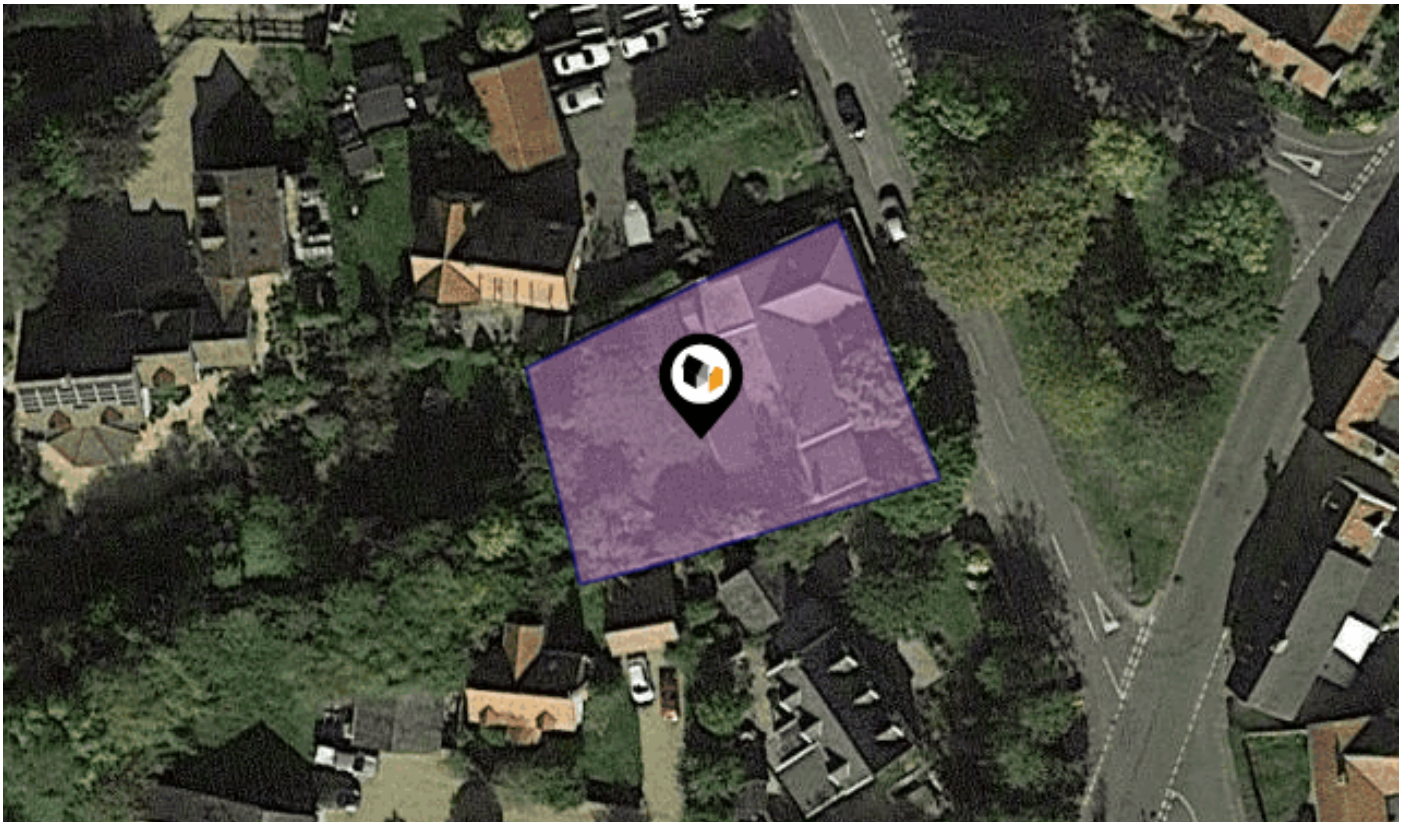


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th June 2024



THE STREET, GREAT HOCKHAM, THETFORD, IP24

Whittley Parish | Attleborough

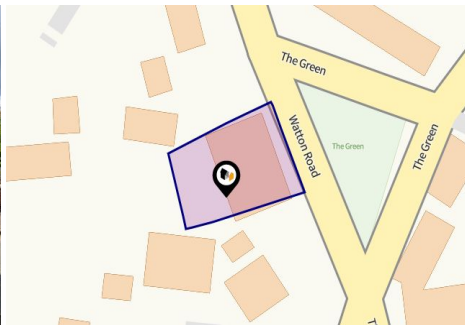
Suva House Queens Square Attleborough NR17 2AF

01953 711839

alex@whittleyparish.com

www.whittleyparish.com





Property

Type:	Detached	Last Sold £/ft²:	£129
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,367 ft ² / 127 m ²		
Plot Area:	0.15 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,219		
Title Number:	NK262949		
UPRN:	100091312458		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

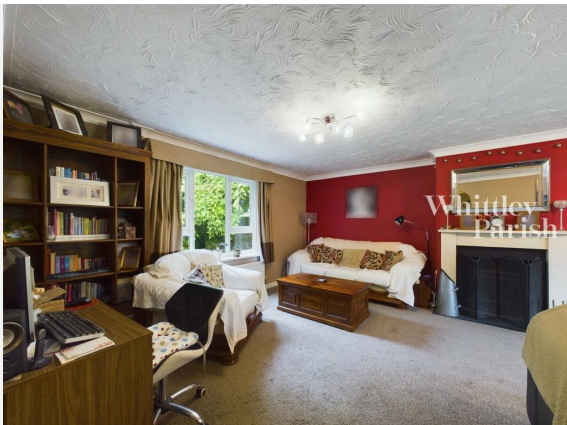
19 mb/s	80 mb/s	- mb/s

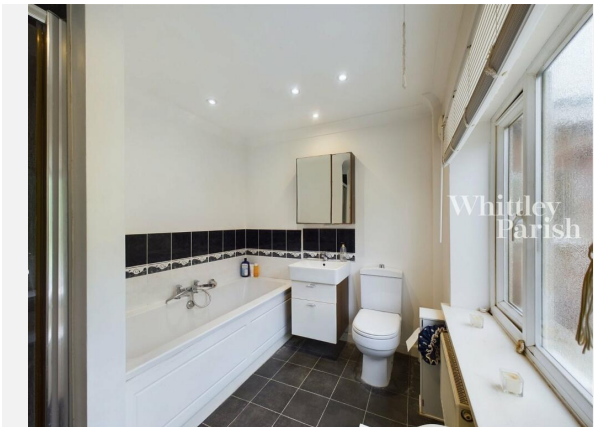
Mobile Coverage: (based on calls indoors)

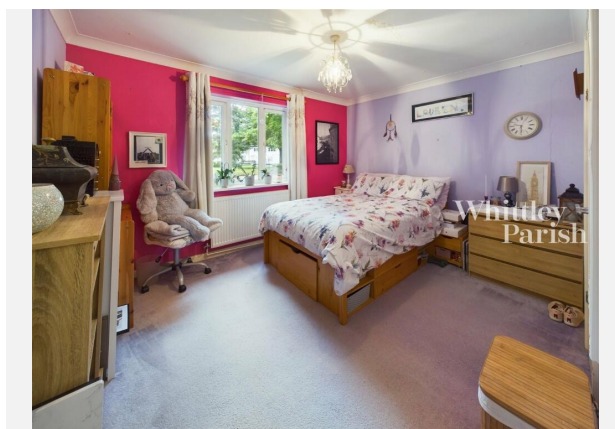


Satellite/Fibre TV Availability:











THE STREET, GREAT HOCKHAM, THETFORD, IP24





The Street, Great Hockham, IP24

Energy rating

D

Valid until 05.03.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property

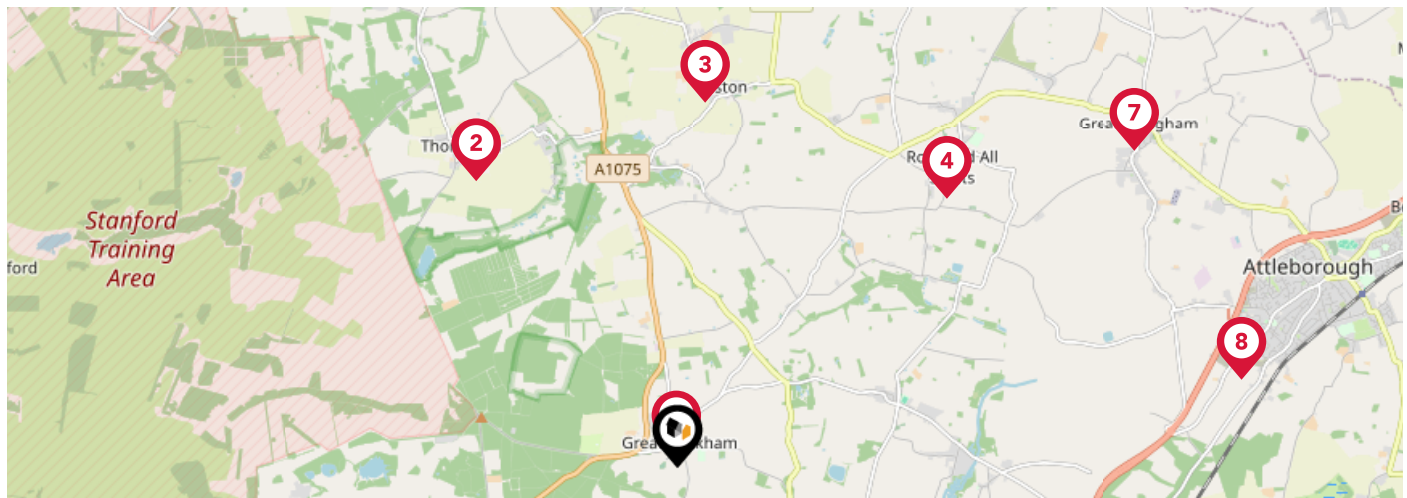
EPC - Additional Data



Additional EPC Data

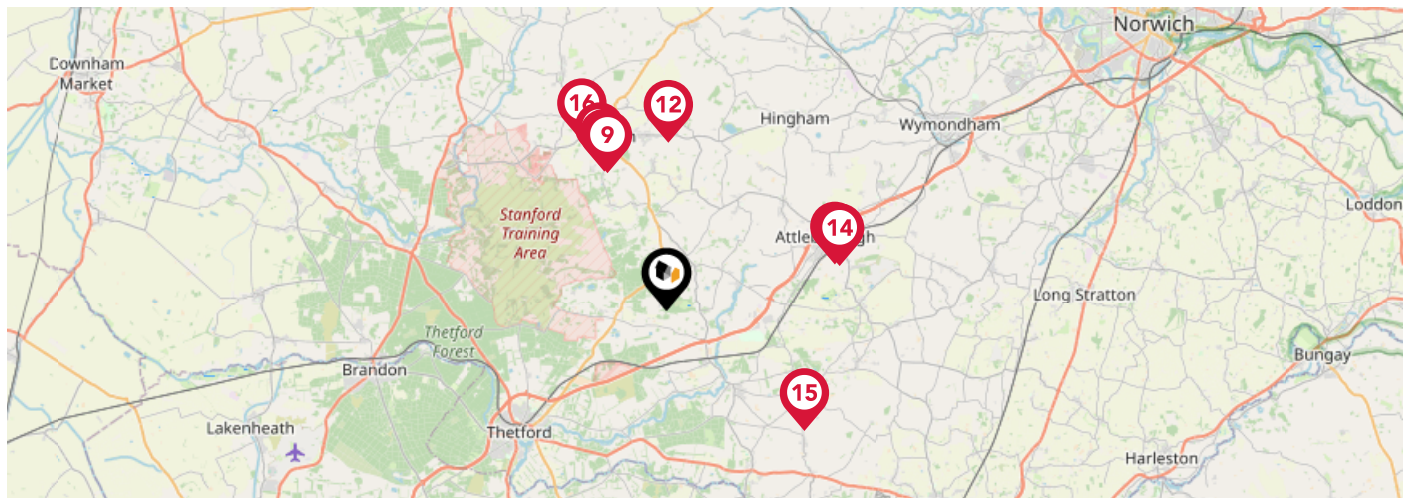
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	127 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 98 Distance:0.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Thompson Primary School Ofsted Rating: Good Pupils: 97 Distance:3.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Caston Church of England Primary Academy Ofsted Rating: Good Pupils:0 Distance:3.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Rocklands Community Primary School Ofsted Rating: Good Pupils: 67 Distance:3.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 234 Distance:4.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Aurora Eccles School Ofsted Rating: Not Rated Pupils: 150 Distance:4.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Great Ellingham Primary School Ofsted Rating: Good Pupils: 169 Distance:5.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Rosecroft Primary School Ofsted Rating: Good Pupils: 471 Distance:5.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

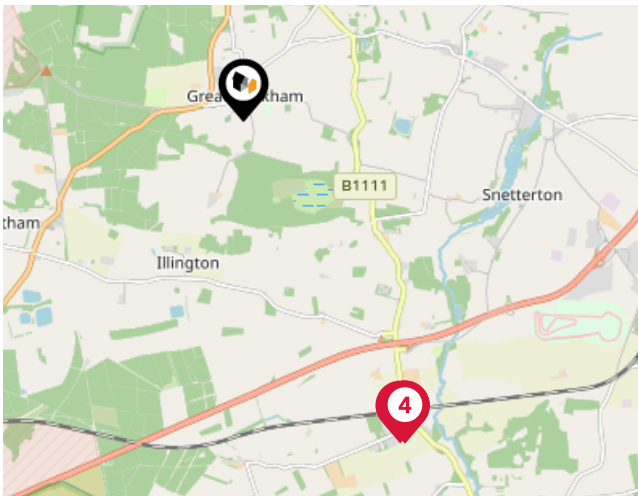
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Wayland Academy Ofsted Rating: Requires Improvement Pupils: 526 Distance:5.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Watton Westfield Infant and Nursery School Ofsted Rating: Good Pupils: 265 Distance:5.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Watton Junior School Ofsted Rating: Inadequate Pupils:0 Distance:5.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Peter and St Paul Church of England Primary Academy & Nursery Ofsted Rating: Good Pupils: 202 Distance:6.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Attleborough Academy Ofsted Rating: Good Pupils: 801 Distance:6.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Attleborough Primary School Ofsted Rating: Requires Improvement Pupils: 362 Distance:6.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Kenninghall Primary School Ofsted Rating: Good Pupils: 80 Distance:6.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Parker's Church of England Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:6.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

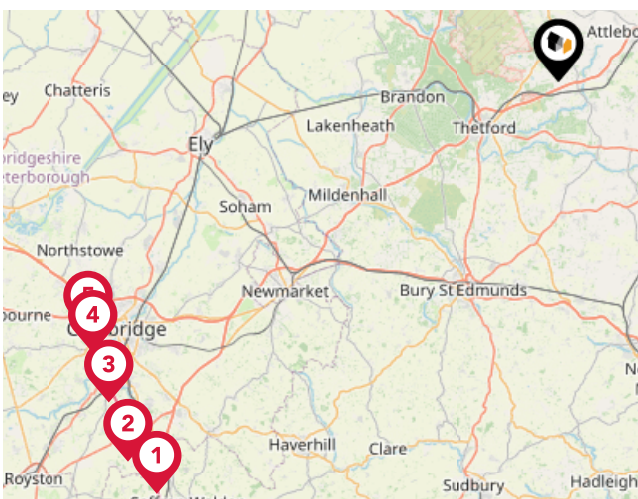
Area

Transport (National)



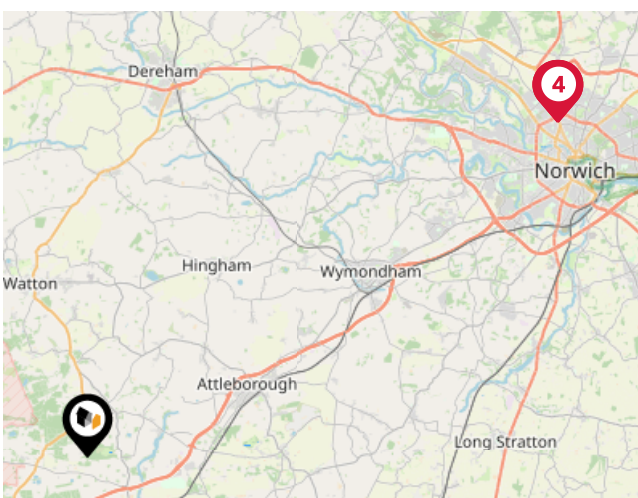
National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	3.24 miles
2	Harling Road Rail Station	3.25 miles
3	Harling Road Rail Station	3.25 miles
4	Harling Road Rail Station	3.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	41.73 miles
2	M11 J10	41.56 miles
3	M11 J11	40.04 miles
4	M11 J13	38.99 miles
5	M11 J14	38.64 miles

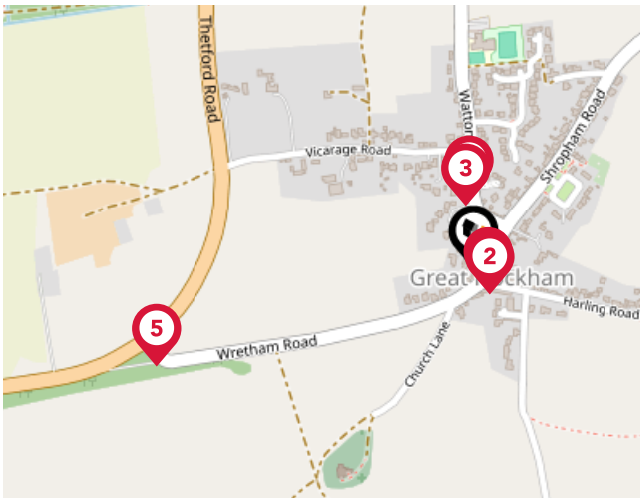


Airports/Helipads

Pin	Name	Distance
1	International Airport	20.72 miles
2	Norwich International Airport	20.72 miles
3	Airport Passenger Terminal	20.78 miles
4	Norwich International Airport	20.78 miles

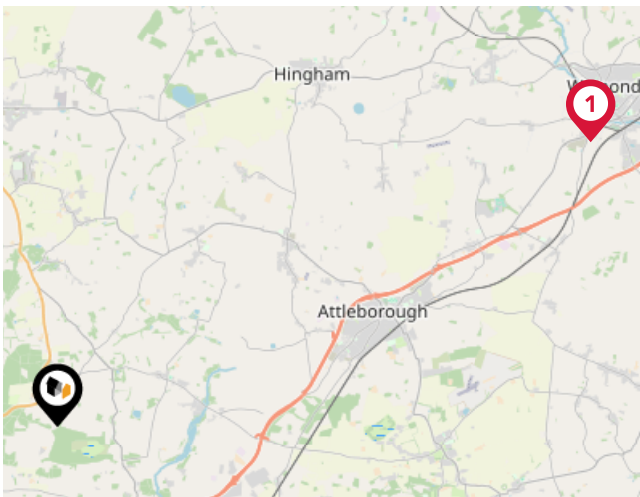
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	green	0.03 miles
2	green	0.03 miles
3	post office	0.07 miles
4	post office	0.08 miles
5	turn	0.37 miles



Local Connections

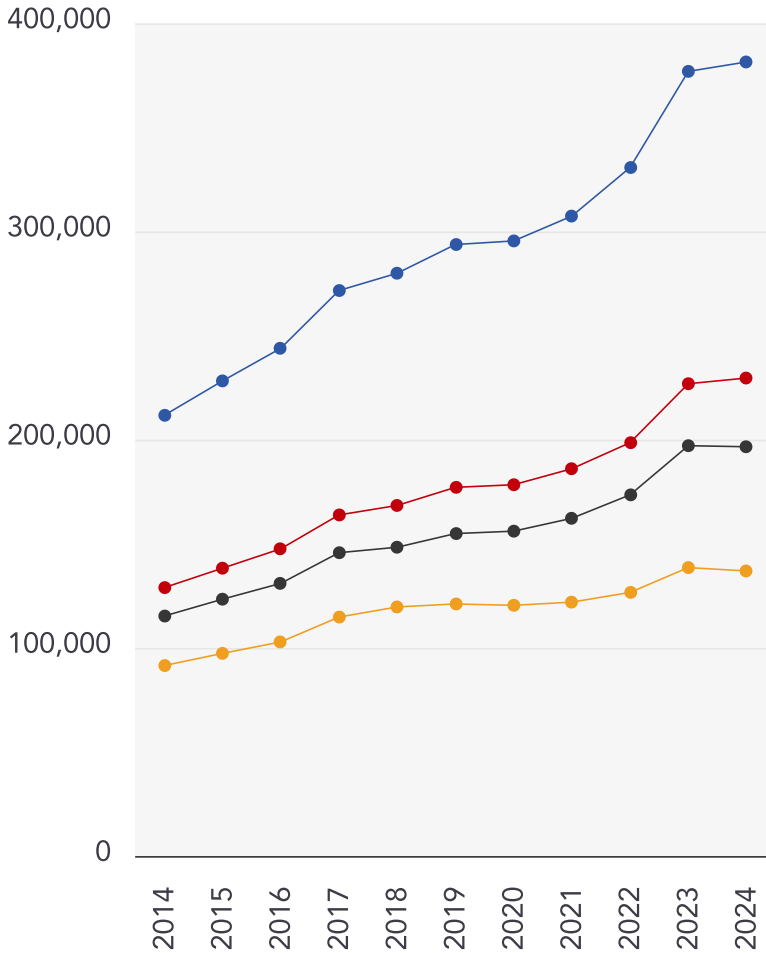
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	10.91 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP24



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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Whittleby Parish | Attleborough

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