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## **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area **Tuesday 18<sup>th</sup> June 2024** 



### PARK HIGHATT DRIVE, SHIPDHAM, THETFORD, IP25

#### Whittley Parish | Attleborough

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





## Property **Overview**





#### Property

Туре:	Semi-Detached	Tenure:	Freehold	
Bedrooms:	2			
Floor Area:	731 ft <sup>2</sup> / 68 m <sup>2</sup>			
Plot Area:	0.11 acres			
Year Built :	1967-1975			
Council Tax :	Band B			
Annual Estimate:	£1,726			
Title Number:	NK445440			

#### Local Area

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

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







-







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



Satellite/Fibre TV Availability:



























## Gallery Photos















**KFB** - Key Facts For Buyers

## Gallery Floorplan



### PARK HIGHATT DRIVE, SHIPDHAM, THETFORD, IP25





## Property EPC - Certificate



	Park Highatt Drive, Shipdham, IP25	En	ergy rating
	Valid until 03.11.2024		
Score	Energy rating	Current	Potential
92+	Α		
81-91	B		85   B
69-80	С		
55-68	D	64   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:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300+ mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 14% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	68 m <sup>2</sup>



## Area **Schools**





		Nursery	Primary	Secondary	College	Private
•	Thomas Bullock Church of England Primary Academy Ofsted Rating: Good   Pupils: 190   Distance:0.1					
2	<b>Gresham's School</b> Ofsted Rating: Not Rated   Pupils: 814   Distance:2.95					
3	<b>Toftwood Infant School</b> Ofsted Rating: Outstanding   Pupils: 257   Distance:3.03					
4	Dereham, Toftwood Community Junior School Ofsted Rating: Good   Pupils: 349   Distance:3.11					
5	Fred Nicholson School Ofsted Rating: Good   Pupils: 153   Distance:3.25					
6	St Peter and St Paul Church of England Primary Academy & Nursery Ofsted Rating: Good   Pupils: 202   Distance:3.34					
Ø	Kingsbrook School Ofsted Rating: Requires improvement   Pupils: 5   Distance:3.41					
8	Scarning Voluntary Controlled Primary School Ofsted Rating: Good   Pupils: 395   Distance:3.46					



## Area **Schools**



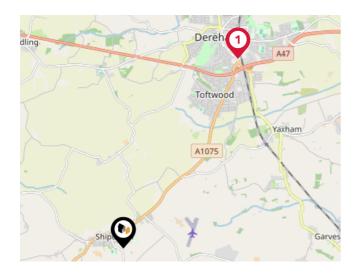


		Nursery	Primary	Secondary	College	Private
9	Dereham Church of England Junior Academy Ofsted Rating: Good   Pupils: 410   Distance:3.54					
0	Grove House Infant and Nursery School Ofsted Rating: Good   Pupils: 101   Distance:3.54					
(1)	Garvestone Community Primary School Ofsted Rating: Good   Pupils: 67   Distance:3.77					
12	Dereham Church of England Infant & Nursery School Ofsted Rating: Good   Pupils: 187   Distance:3.91					
13	King's Park Infant School, Dereham Ofsted Rating: Good   Pupils: 83   Distance:4.2					
14	Yaxham Church of England Voluntary Aided Primary School Ofsted Rating: Requires Improvement   Pupils: 96   Distance:4.24					
15	Dereham Neatherd High School Ofsted Rating: Good   Pupils: 1157   Distance:4.27					
16	Northgate High School Ofsted Rating: Good   Pupils: 1102   Distance:4.51					



## Area Transport (National)





#### National Rail Stations

Pin	Name	Distance
•	(Dereham) Mid Norfolk Railway	3.98 miles
Attleborough Rail Station		9.5 miles
3	Attleborough Rail Station	9.5 miles



#### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	49.33 miles
2	M11 J14	44.46 miles
3	M11 J13	45.06 miles
4	M11 J11	46.67 miles
5	M11 J10	48.77 miles



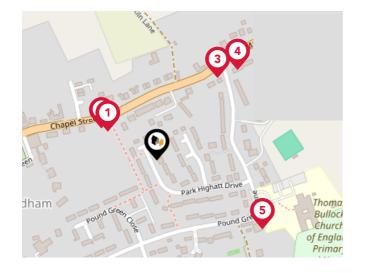
#### Airports/Helipads

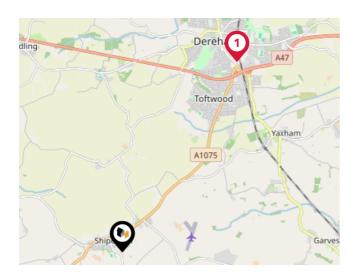
Pin	Name	Distance
	International Airport	16.13 miles
2	Norwich International Airport	16.13 miles
3	Airport Passenger Terminal	16.19 miles
4	Norwich International Airport	16.19 miles



## Area Transport (Local)







#### Bus Stops/Stations

Pin	Name	Distance	
1	Chapel Street	0.06 miles	
2	Central Garage	0.07 miles	
3	Pound Green Lane	0.11 miles	
4	Pound Green Lane	0.14 miles	
5	School	0.14 miles	

#### Local Connections

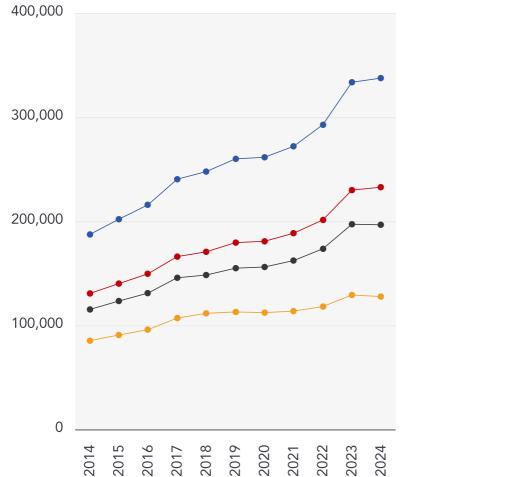
Pin	Name	Distance
	Dereham (Mid Norfolk Railway)	4 miles



## Market House Price Statistics



#### 10 Year History of Average House Prices by Property Type in IP25



Detached

+80.17%

Semi-Detached

**+78.07**%

Terraced

+70.53%

Flat

+49.65%



## Whittley Parish | Attleborough **About Us**





#### 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.



## Whittley Parish | Attleborough **Testimonials**

#### 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**

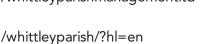
We asked Whittley Parish Diss to carry out a house valuation for us. Alex Parish came to do the job - he was kind, considerate and professional. The process was thorough but yet quick and easy for us. We couldn't ask for more - many thanks.

#### **Testimonial 3**

The whole team at Whitley 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.



/whittleyparishmanagementltd











/whittleyparish



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# Whittley 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 propertyspecific data.



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Office for National Statistics





Valuation Office Agency



