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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd September 2024



NORWICH ROAD, BESTHORPE, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

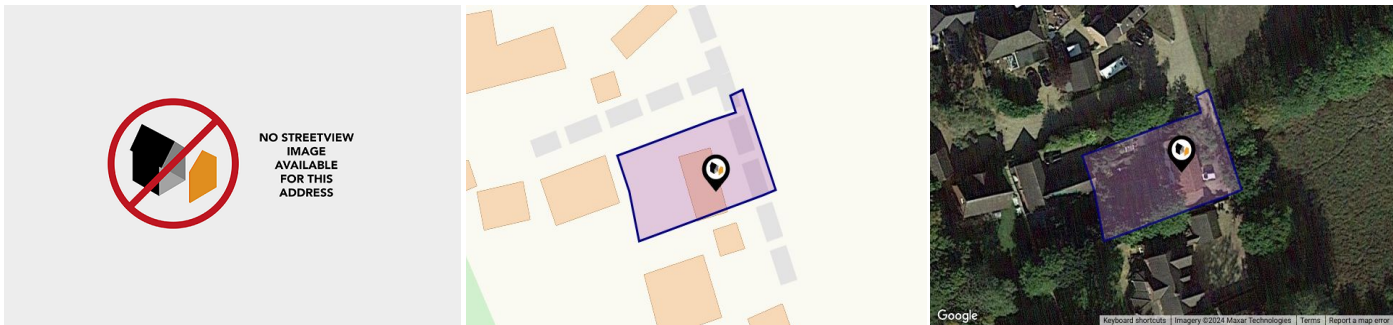
Suva House, Queens Square Attleborough NR17 2AF

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,463 ft ² / 136 m ²		
Plot Area:	0.19 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,973		
Title Number:	NK235372		

Local Area

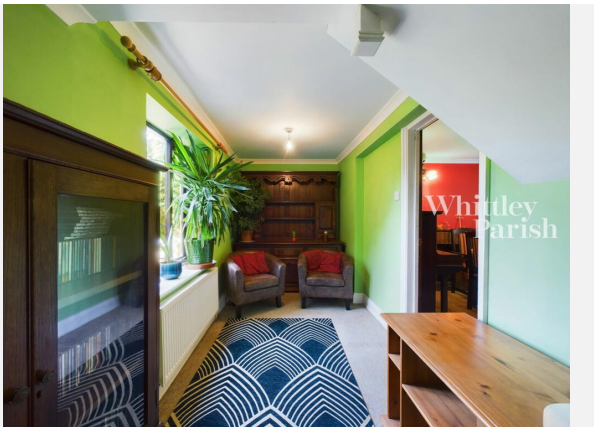
Local Authority:	Norfolk	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		8	-
• Rivers & Seas	No Risk	mb/s	mb/s
• Surface Water	Very Low		

Mobile Coverage:
(based on calls indoors)

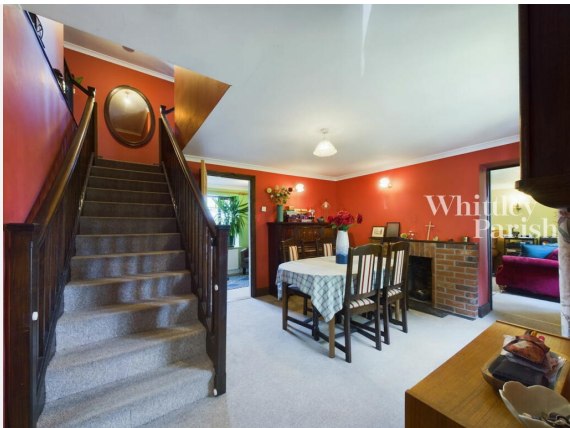


Satellite/Fibre TV Availability:











NORWICH ROAD, BESTHORPE, ATTLEBOROUGH, NR17





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Approximate total area⁽¹⁾
769.19 ft²
Reduced headroom
2.37 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



NORWICH ROAD, BESTHORPE, ATTLEBOROUGH, NR17





Norwich Road, Besthorpe, NR17

Energy rating

E

Valid until 23.11.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

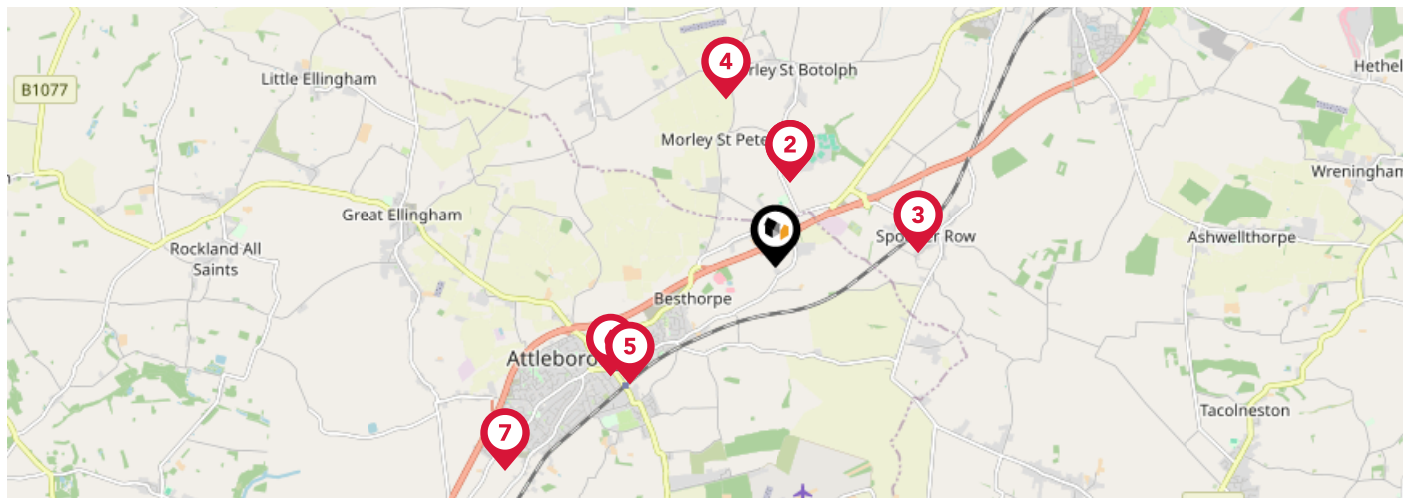
Property

EPC - Additional Data



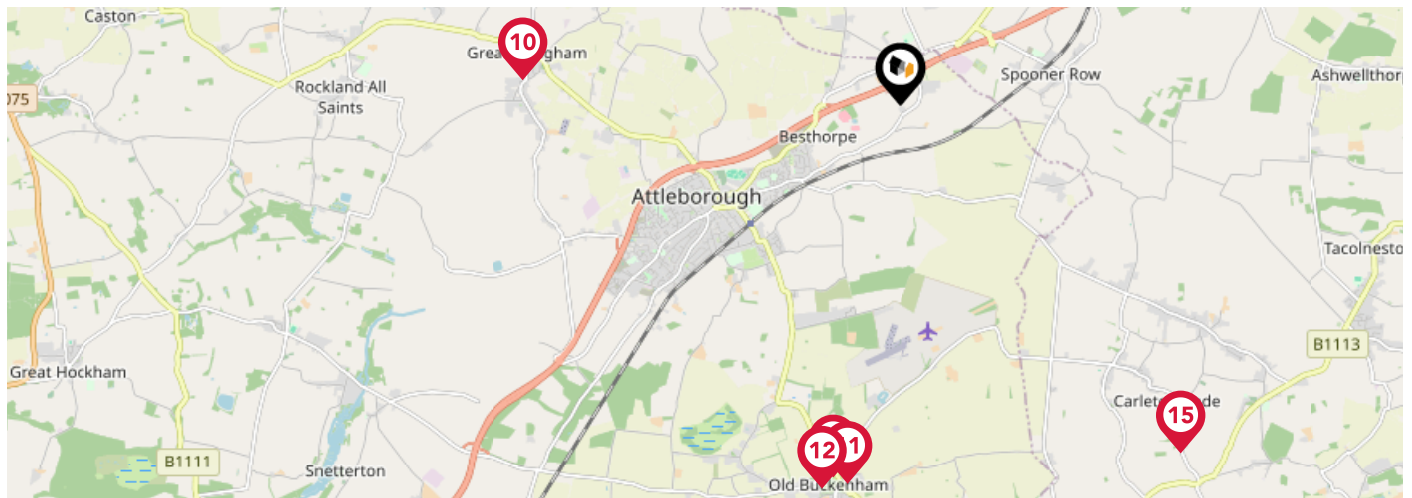
Additional EPC Data









Property Type:	House
Build Form:	Detached
Transaction Type:	Assessment for green deal
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	136 m ²



		Nursery	Primary	Secondary	College	Private
1	Wymondham College Prep School Ofsted Rating: Outstanding Pupils: 334 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wymondham College Ofsted Rating: Outstanding Pupils: 1434 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Spooner Row Primary School Ofsted Rating: Good Pupils: 103 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Morley Church of England Primary Academy Ofsted Rating: Good Pupils: 128 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wicklewood Primary School and Nursery Ofsted Rating: Outstanding Pupils: 201 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

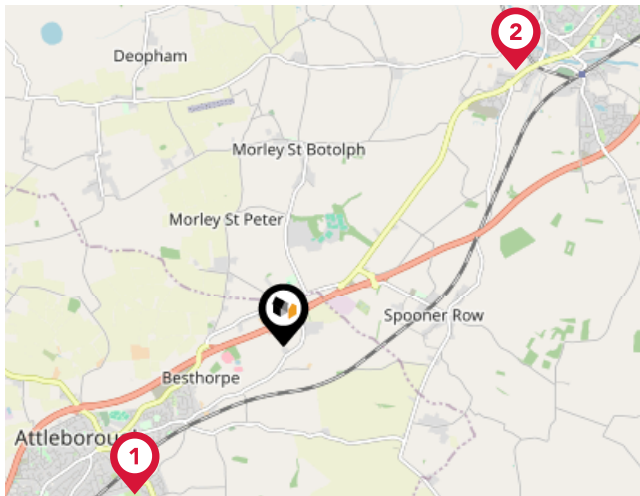
Area Schools



	Nursery	Primary	Secondary	College	Private
 Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:3.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:3.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Browick Road Primary and Nursery School Ofsted Rating: Outstanding Pupils: 253 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wymondham High Academy Ofsted Rating: Good Pupils: 1602 Distance:3.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Robert Kett Primary School Ofsted Rating: Requires improvement Pupils: 567 Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

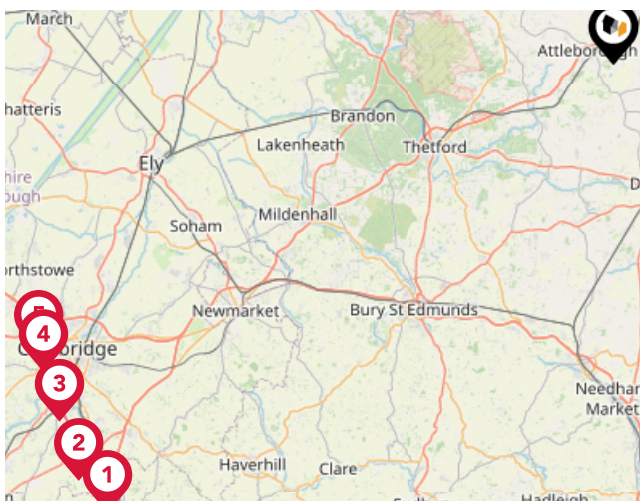
Area

Transport (National)



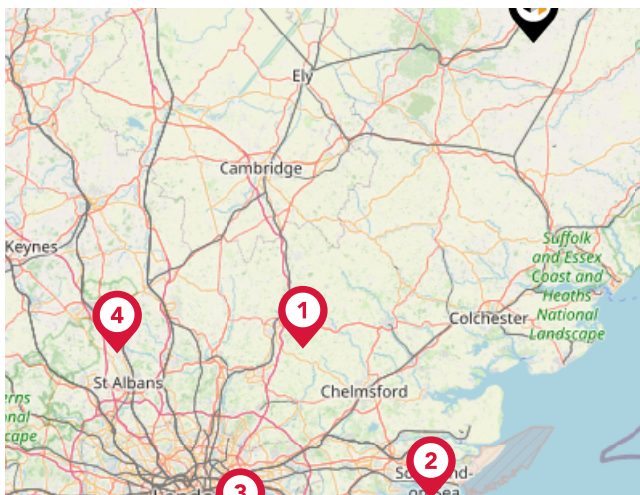
National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	1.89 miles
2	Wymondham Abbey (Mid Norfolk Railway)	3.26 miles
3	Eccles Road Rail Station	5.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	49.02 miles
2	M11 J10	49.06 miles
3	M11 J11	47.76 miles
4	M11 J13	46.85 miles
5	M11 J14	46.54 miles

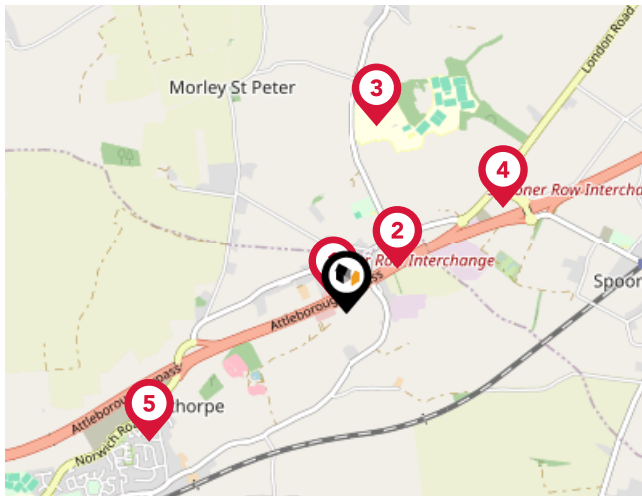


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	55.79 miles
2	Southend-on-Sea	68.38 miles
3	Silvertown	83.11 miles
4	Luton Airport	75.64 miles

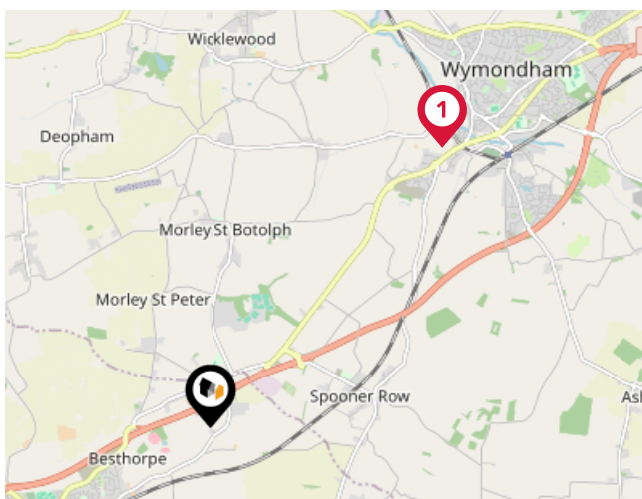
Area

Transport (Local)



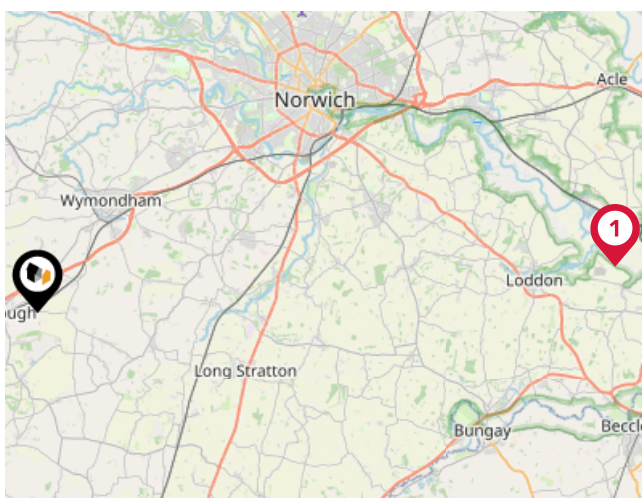
Bus Stops/Stations

Pin	Name	Distance
1	chapel	0.09 miles
2	Golf Links Road	0.31 miles
3	Wymondham College	0.86 miles
4	Station Turn	0.85 miles
5	Mill Lane	1.06 miles



Local Connections

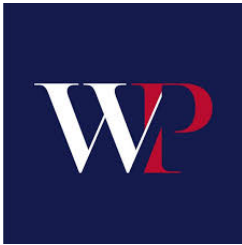
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	3.28 miles



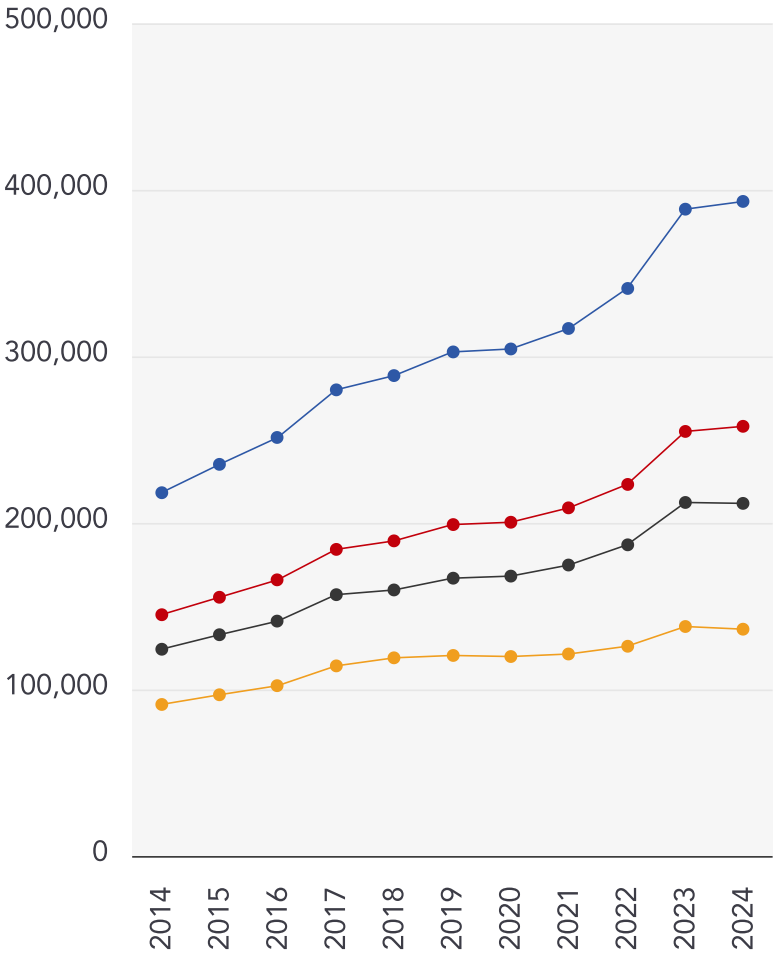
Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	20.93 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in NR17



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%



Whittleby Parish | Attleborough

At Whittleby 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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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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