

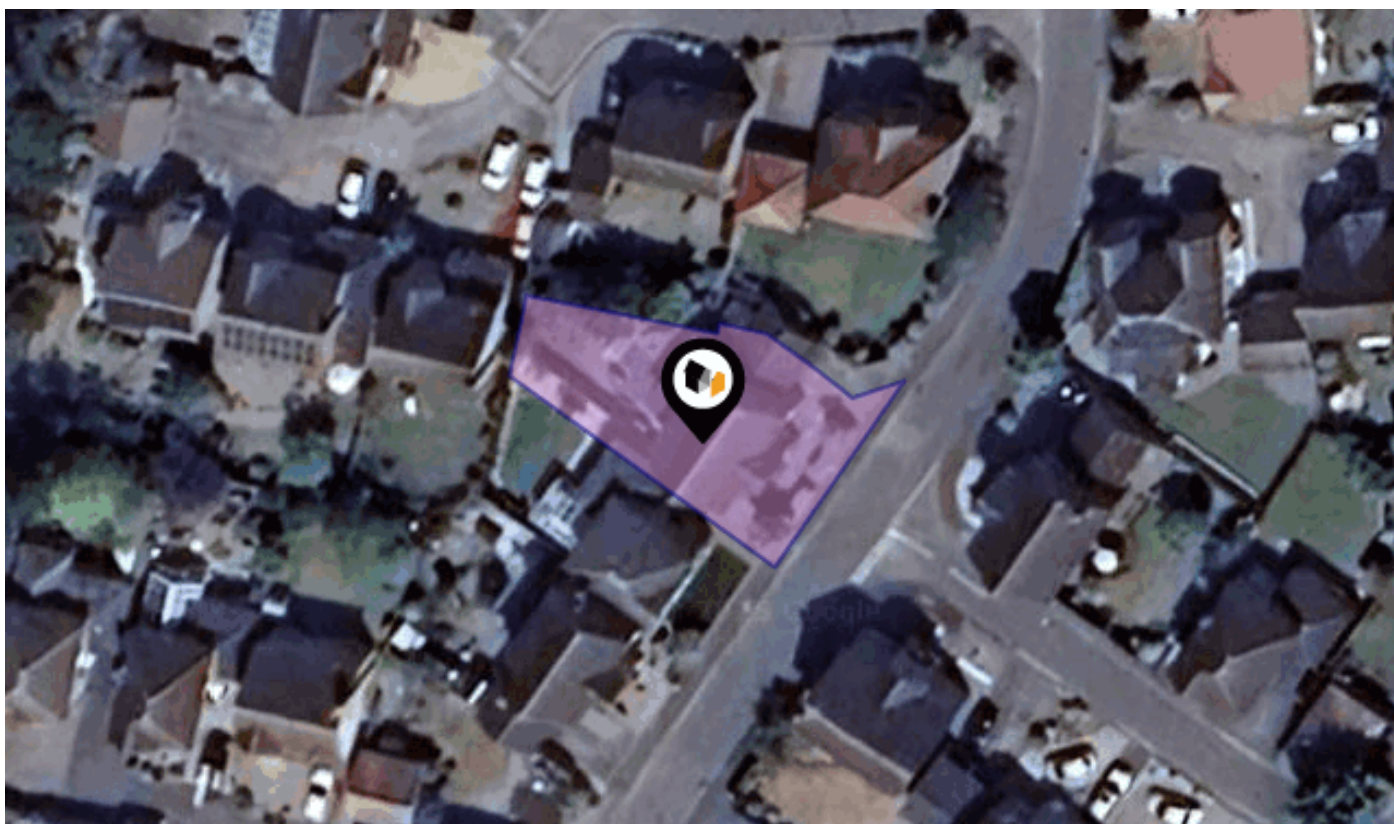


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## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30<sup>th</sup> January 2025



**NIGHTINGALE WAY, THETFORD, IP24**

### Chilterns

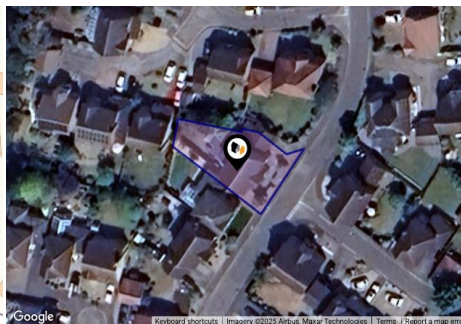
14 Bridge St Thetford IP24 3AA

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www.chilterns.co



















## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,485 ft <sup>2</sup> / 138 m <sup>2</sup>		
Plot Area:	0.09 acres		
Year Built :	1997		
Council Tax :	Band E		
Annual Estimate:	£2,713		
Title Number:	NK200441		

## Local Area

Local Authority:	Breckland	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk			
• Surface Water	Medium			
		8 mb/s	40 mb/s	10000 mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						





THETFORD, IP24

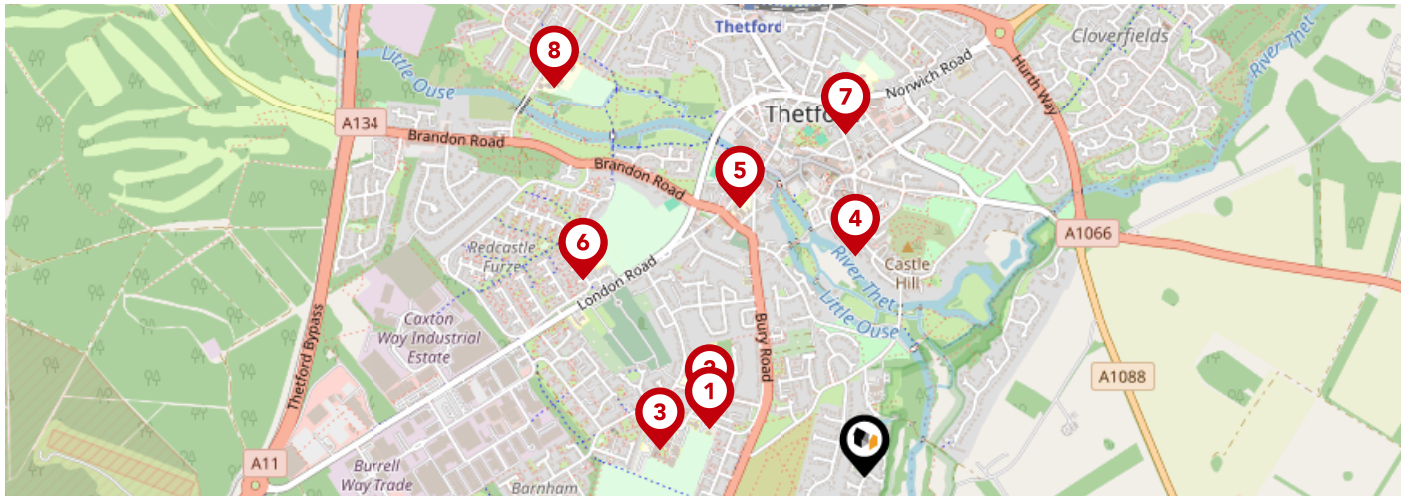
Energy rating  
**C**

Valid until 24.04.2022

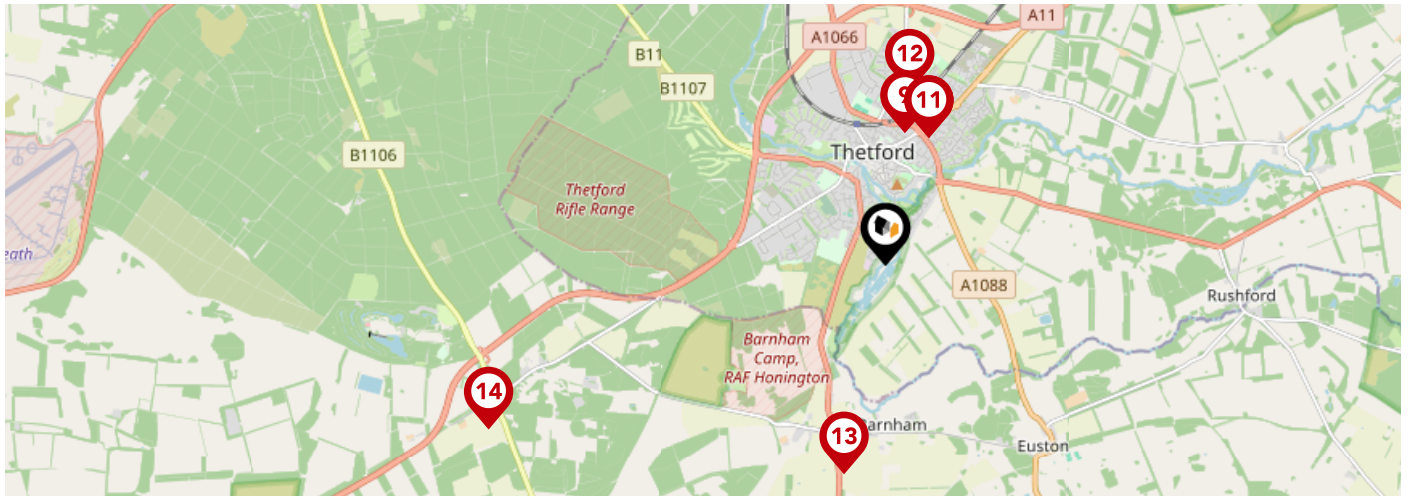
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>	74   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		









## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 80% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	138 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Queensway Infant Academy and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 148   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Diamond Academy</b> Ofsted Rating: Not Rated   Pupils: 164   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Pinetree School</b> Ofsted Rating: Good   Pupils: 34   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Damara School</b> Ofsted Rating: Good   Pupils: 14   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Thetford Grammar School</b> Ofsted Rating: Not Rated   Pupils: 201   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Redcastle Family School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Norwich Road Academy</b> Ofsted Rating: Requires improvement   Pupils: 339   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Bishop's Church of England Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 383   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

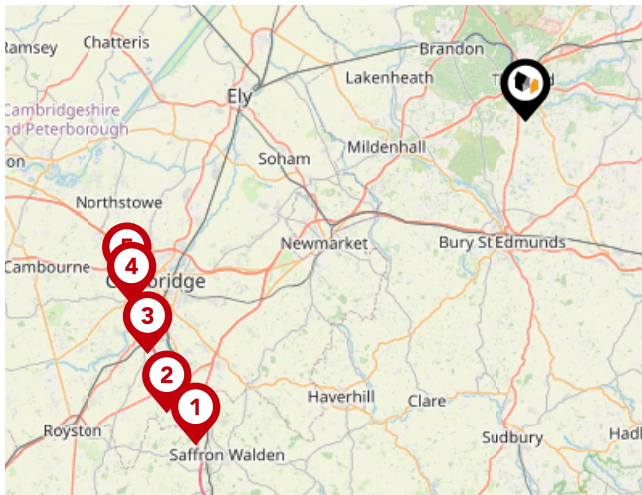


		Nursery	Primary	Secondary	College	Private
	<b>Drake Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Raleigh Infant Academy</b> Ofsted Rating: Good   Pupils: 135   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Admirals Academy</b> Ofsted Rating: Requires improvement   Pupils: 229   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Thetford Academy</b> Ofsted Rating: Good   Pupils: 1305   Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barnham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elveden Church of England Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Honington Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:5.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Glade Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:5.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



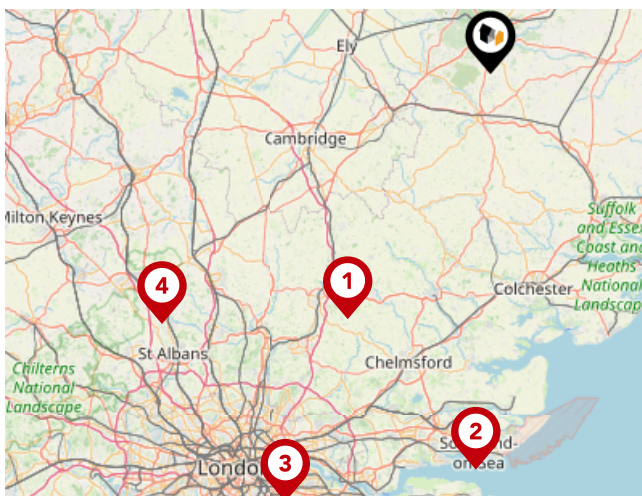
### National Rail Stations

Pin	Name	Distance
1	Brandon Rail Station	6.34 miles
2	Entrance	6.34 miles
3	Entrance2	9.58 miles



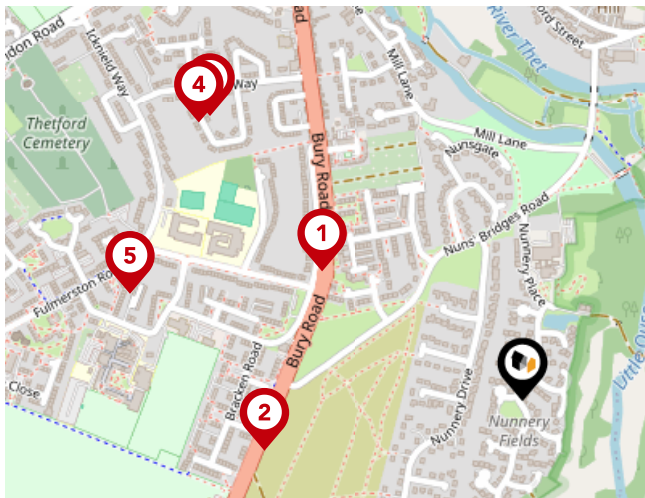
### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	33.59 miles
2	M11 J10	33.52 miles
3	M11 J11	32.22 miles
4	M11 J13	31.45 miles
5	M11 J14	31.24 miles



### Airports/Helipads

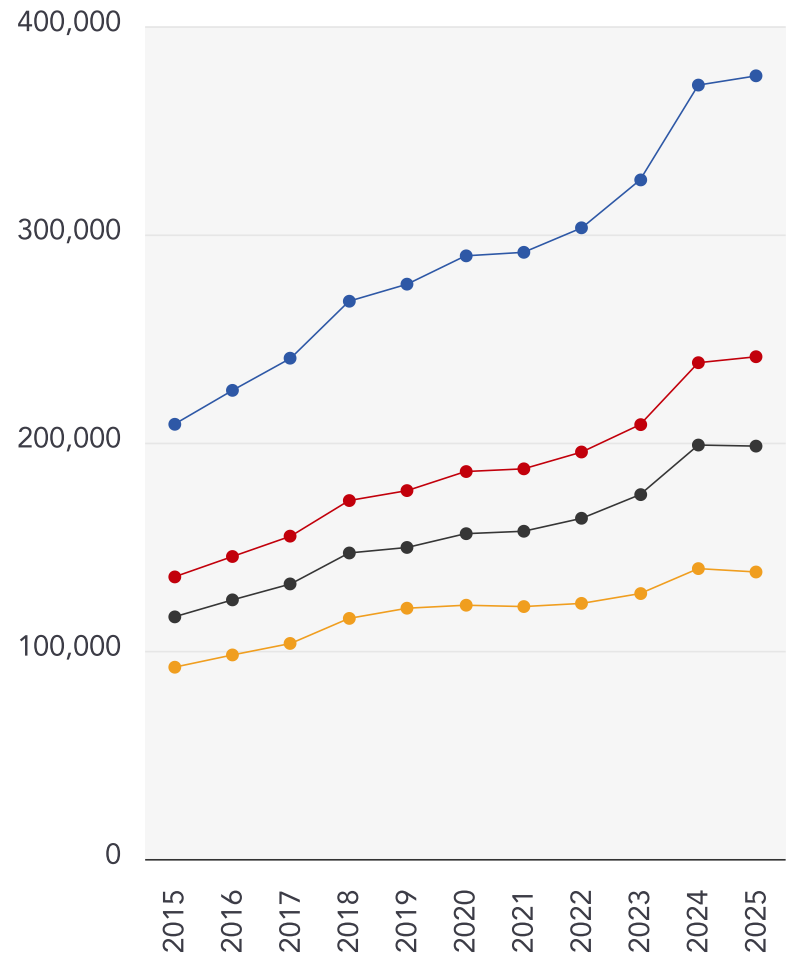
Pin	Name	Distance
1	Stansted Airport	41.25 miles
2	Southend-on-Sea	57.85 miles
3	Silvertown	69.15 miles
4	Luton Airport	60.07 miles



Bus Stops/Stations

Pin	Name	Distance
1	Queensway	0.27 miles
2	Bracken Road	0.3 miles
3	Saxon Place	0.48 miles
4	Saxon Place	0.48 miles
5	Fulmerston Close	0.46 miles

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%**

# Chilterns

## Chilterns

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Our association with The Guild of Property Professionals ensures our properties are marketed throughout a network of over 800 offices nationwide, advertising over 65,000 properties, including access to the Guild's prestigious showrooms on London's Park Lane. This gives properties offered through Chilterns unrivalled exposure to the widest market place.

### Testimonial 1



I used Chilterns for my entire four years here and had the best experience with them! Everyone I talked to was always kind and professional. The management team that helped me move out of my property was very fair, helpful, and respectful. The entire Chilterns team was great to work with!

### Testimonial 2



Would just like to thank Becky and all the other staff at the Bedford office for helping my daughter and grand daughter find some where to live. Can't recommend them enough went over the extra mile thank you all again.

### Testimonial 3



Thanks to Chilterns for helping us find our dream home. We have rented from Chilterns for the past 3 years and in that time they have been amazing. When looking for our first home we went to all of the estate agents in the surrounding area. The staff at Chilterns went above and beyond in professionalism and on a personal level. They did all they could to accommodate our needs and wishes and honestly made the competition look like no competition at all.



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# Chilterns

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# Chilterns

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Valuation Office  
Agency

