

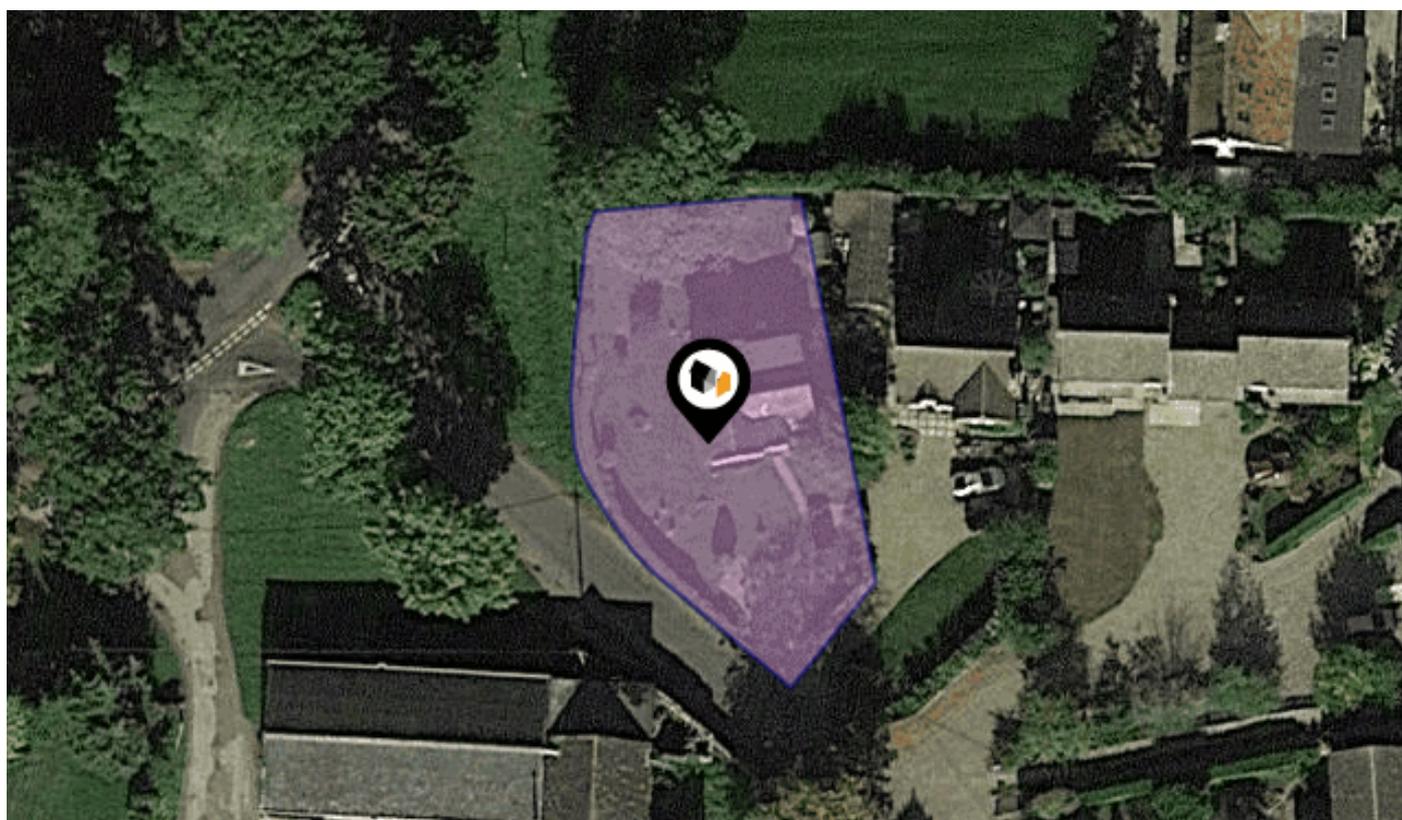


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th February 2025



LITTLE ELLINGHAM, ATTLEBOROUGH, NR17

Chilterns

14 Bridge St Thetford IP24 3AA

01842 754 161

thetford@chilterns.co

www.chilterns.co





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.18 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,973		
Title Number:	NK174624		

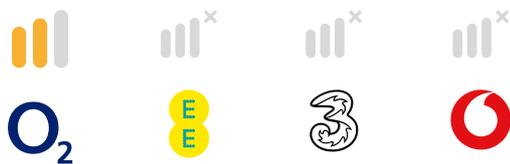
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



The Green, NR17

Energy rating

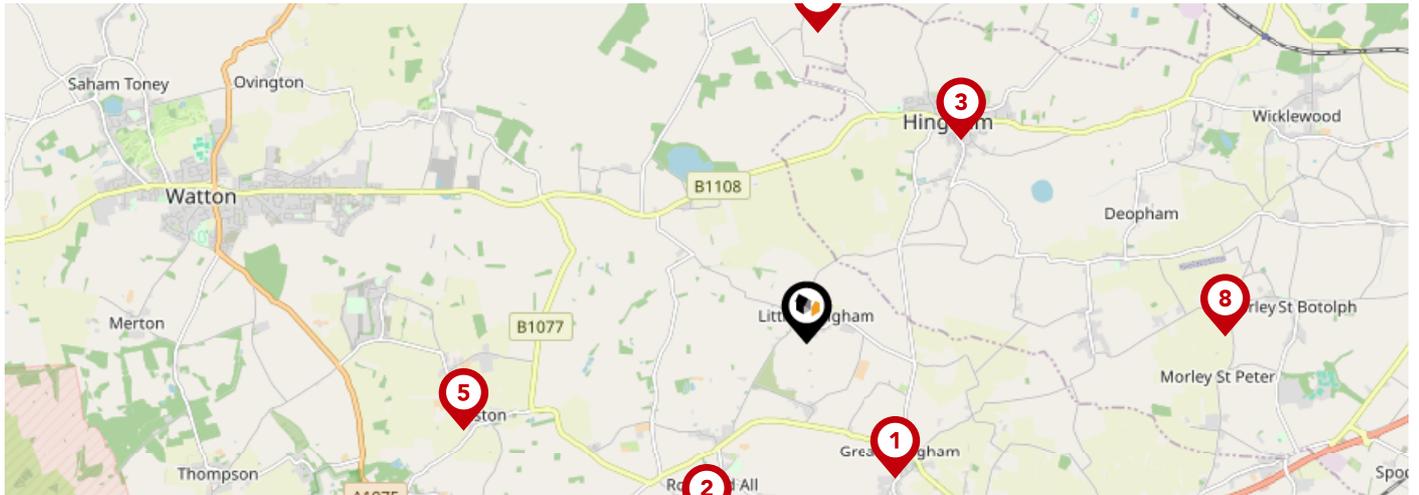
F

Valid until 16.09.2031

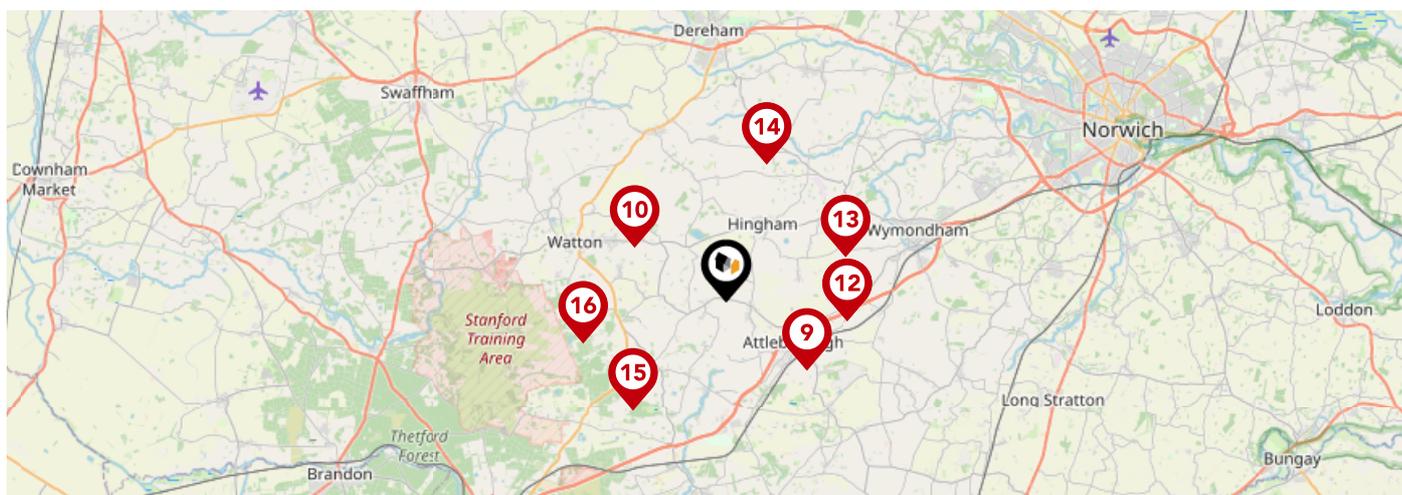
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

Additional EPC Data

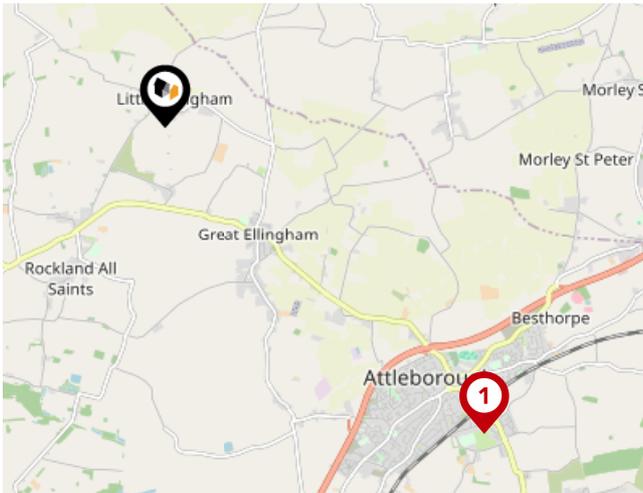
Property Type:	House
Build Form:	Detached
Transaction Type:	ECO assessment
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Secondary glazing
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with internal insulation
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	111 m ²



		Nursery	Primary	Secondary	College	Private
1	Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hingham Primary School Ofsted Rating: Good Pupils: 171 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingsbrook School Ofsted Rating: Good Pupils: 14 Distance:2.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:3.18	<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:3.63	<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:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Morley Church of England Primary Academy Ofsted Rating: Good Pupils: 128 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

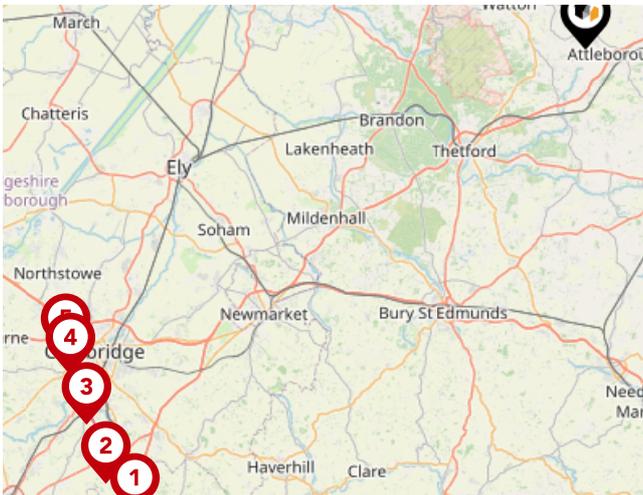


	Nursery	Primary	Secondary	College	Private
<p>9 Attleborough Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 378 Distance:3.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Peter and St Paul Church of England Primary Academy & Nursery</p> <p>Ofsted Rating: Good Pupils: 191 Distance:3.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Wymondham College Prep School</p> <p>Ofsted Rating: Outstanding Pupils: 334 Distance:4.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Wymondham College</p> <p>Ofsted Rating: Outstanding Pupils: 1434 Distance:4.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Wicklewood Primary School and Nursery</p> <p>Ofsted Rating: Outstanding Pupils: 201 Distance:4.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Garvestone Community Primary School</p> <p>Ofsted Rating: Good Pupils: 68 Distance:5.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Great Hockham Primary School and Nursery</p> <p>Ofsted Rating: Good Pupils: 110 Distance:5.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Thompson Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 87 Distance:5.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	3.98 miles
2	Eccles Road Rail Station	5.79 miles
3	Wymondham Abbey (Mid Norfolk Railway)	6.38 miles



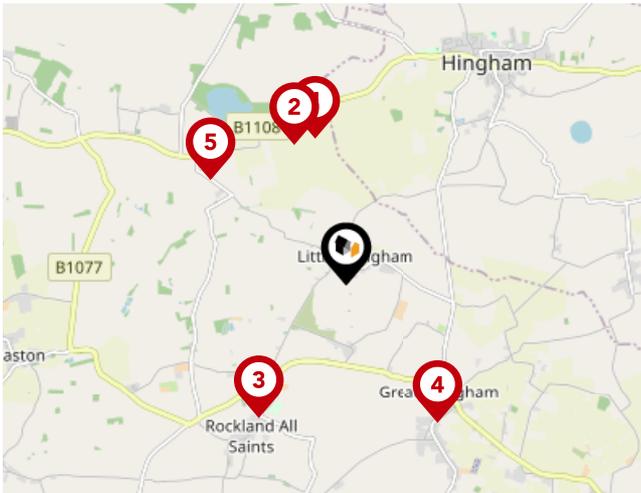
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.98 miles
2	M11 J10	46.77 miles
3	M11 J11	45.14 miles
4	M11 J13	43.95 miles
5	M11 J14	43.53 miles



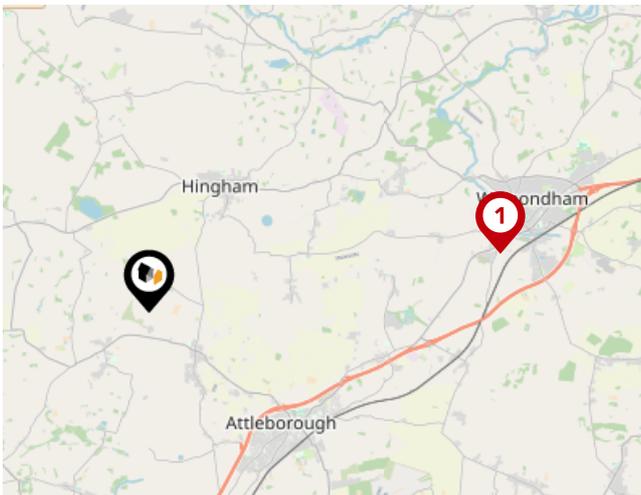
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	54.57 miles
2	Southend-on-Sea	69.02 miles
3	Silvertown	82.28 miles
4	Luton Airport	73.2 miles



Bus Stops/Stations

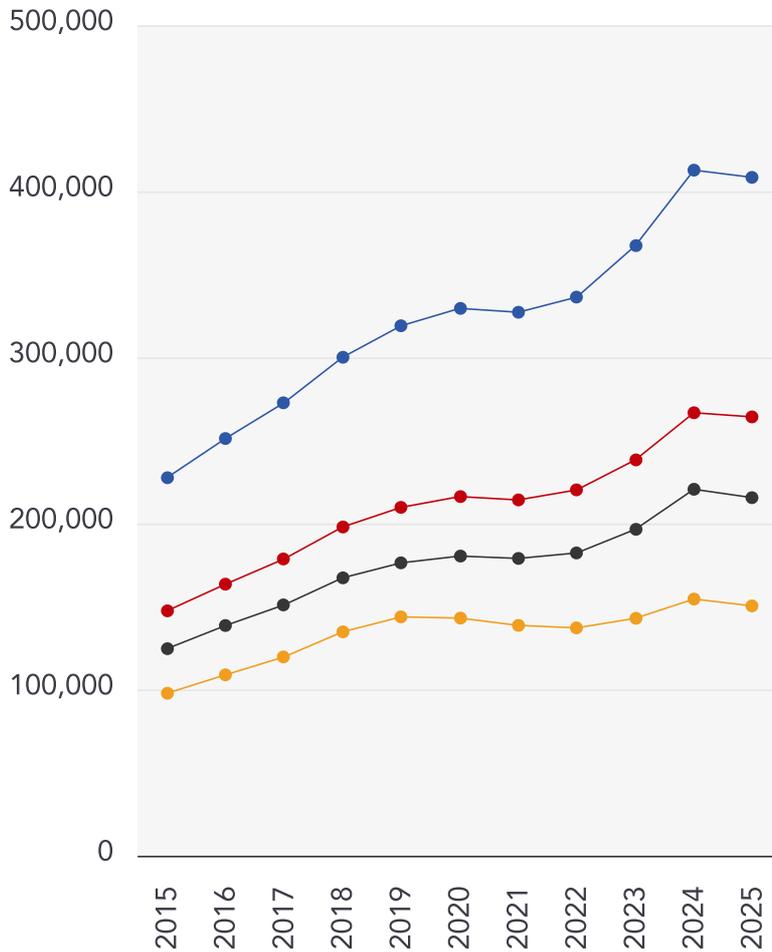
Pin	Name	Distance
1	Tollgate Farm	1.36 miles
2	Breckland Crematorium	1.35 miles
3	Corner House	1.44 miles
4	Chequers Lane	1.5 miles
5	Bus Shelter	1.54 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	6.37 miles

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



Detached

+79.46%

Semi-Detached

+79.21%

Terraced

+72.95%

Flat

+53.73%

Chilterns

Chilterns

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 thetford office for helping my daughter and grand daughter find some where to live. Can't recommend them enough went over the extra mile thankyou 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.



Chilterns

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 property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Chilterns

Chilterns

14 Bridge St Thetford IP24 3AA

01842 754 161

thetford@chilterns.co

www.chilterns.co

