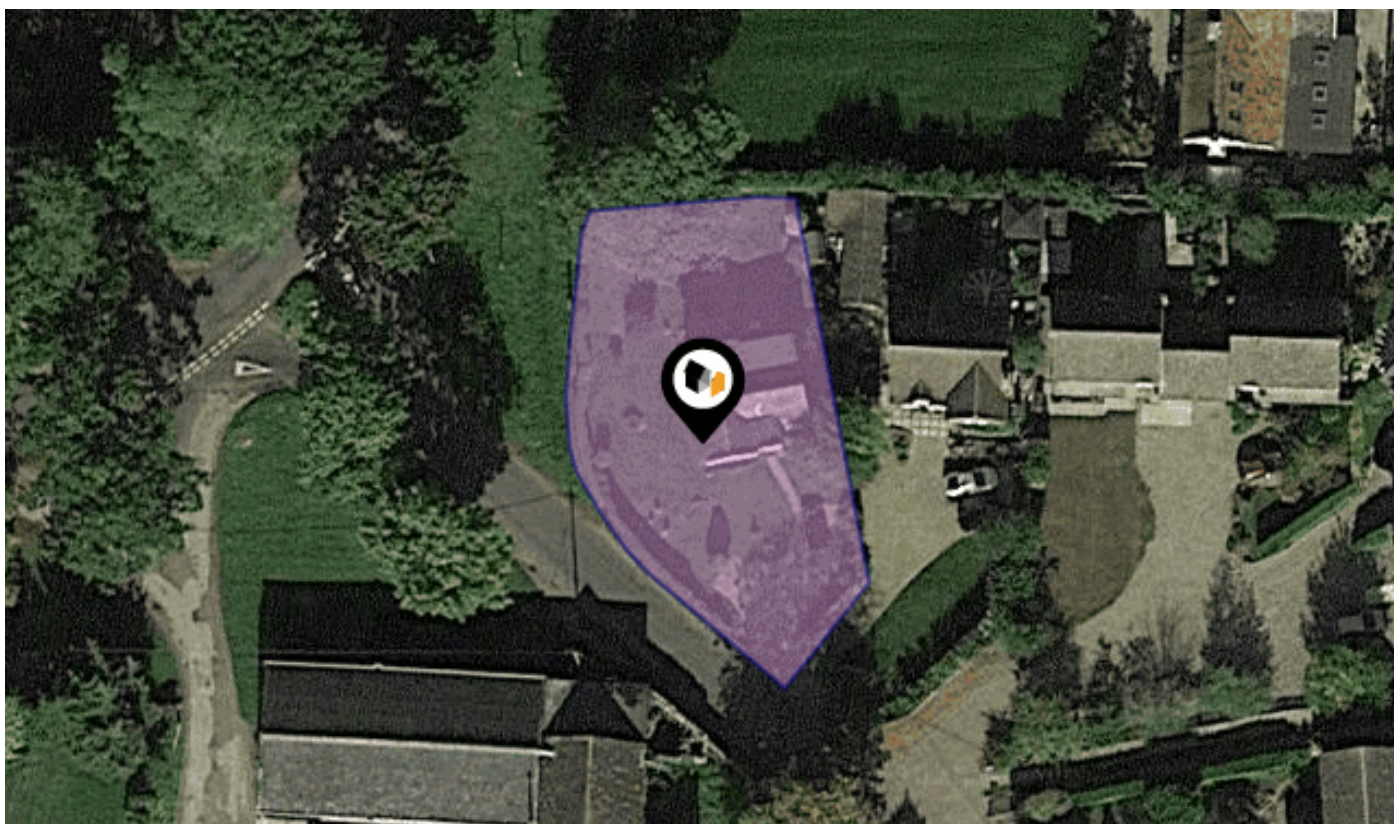




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th February 2025



LITTLE ELLINGHAM, ATTLEBOROUGH, NR17

Chilterns

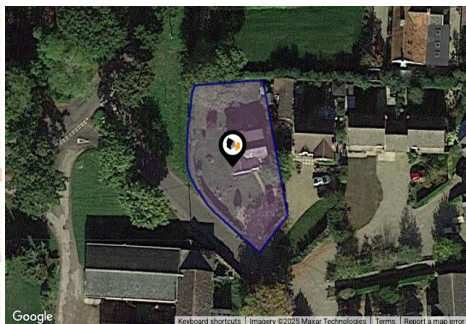
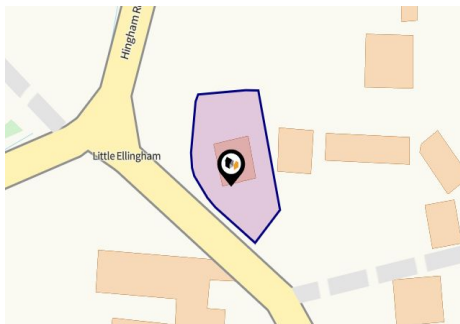
14 Bridge St Thetford IP24 3AA

01842 754 161

thetford@chilterns.co

www.chilterns.co





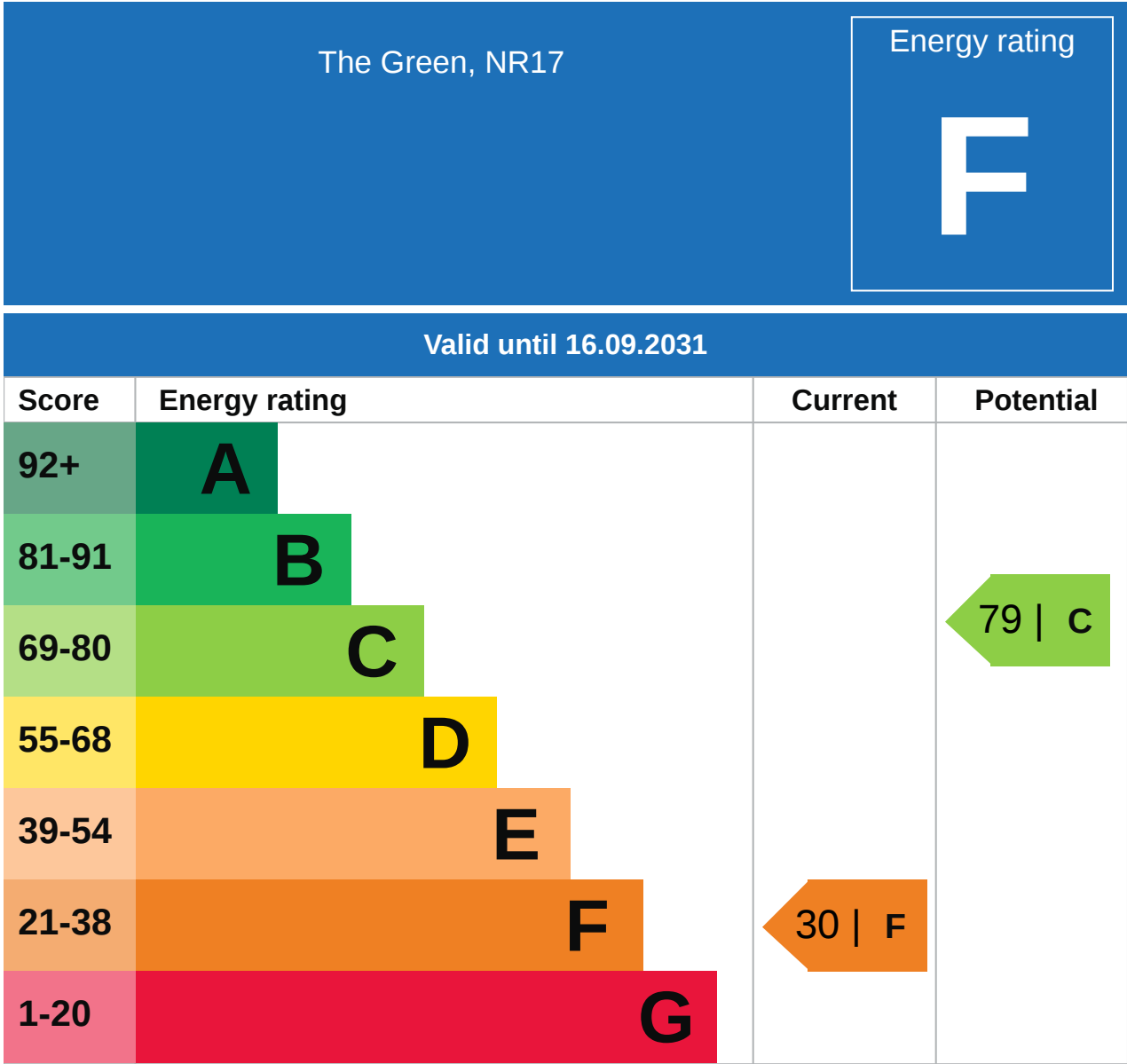
Property

| | | | |
|------------------|--|---------|----------|
| 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

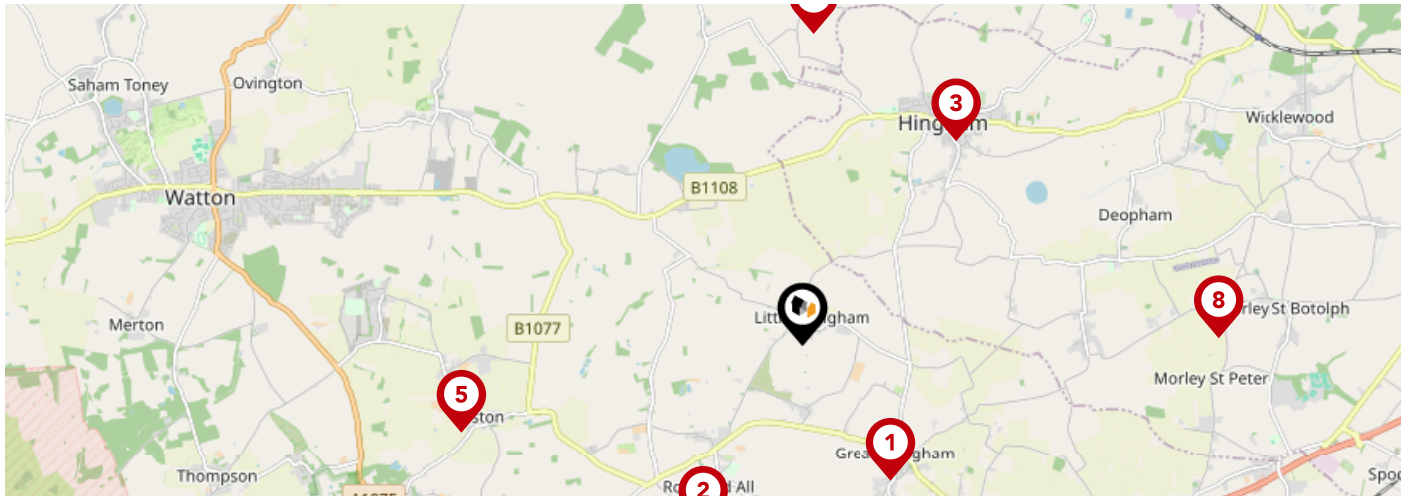
| | | | |
|--------------------|---------|------------------------------------|------|
| Local Authority: | Norfolk | Estimated Broadband Speeds | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | |
| Flood Risk: | | | |
| • Rivers & Seas | No Risk | 17 | 1800 |
| • Surface Water | High | mb/s | mb/s |
| | | | |

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

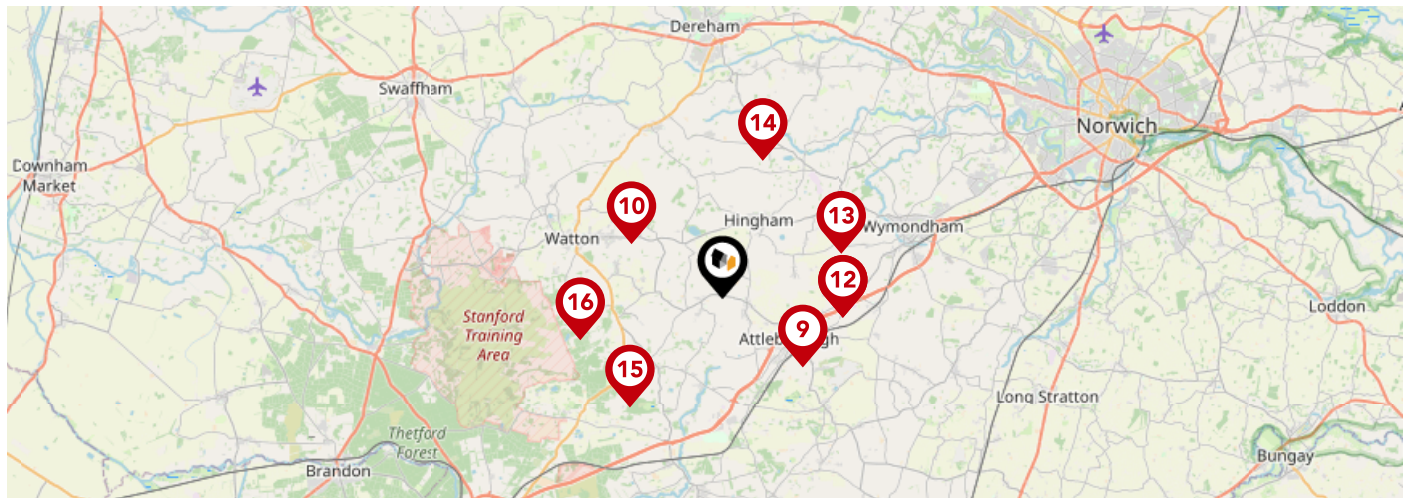


Additional EPC Data

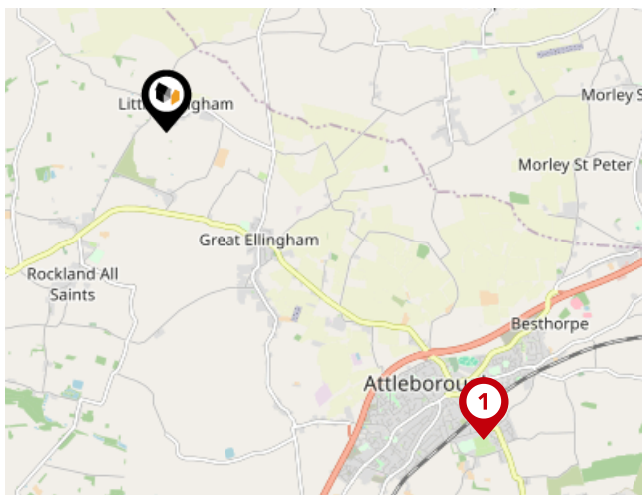
| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | ECO assessment |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Secondary 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"/> |

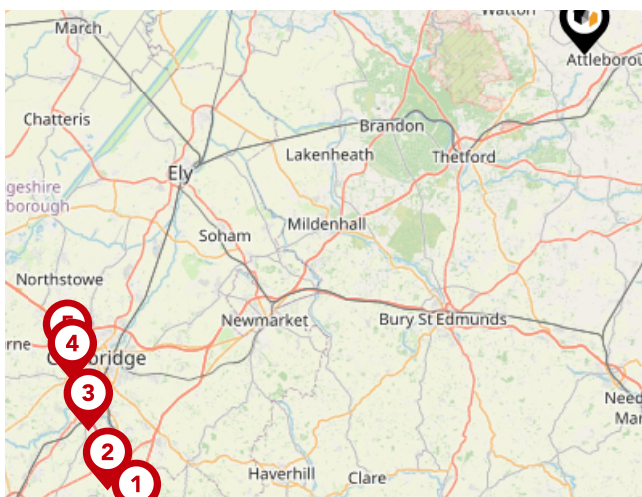


| | | Nursery | Primary | Secondary | College | Private |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Attleborough Primary School Ofsted Rating: Requires improvement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



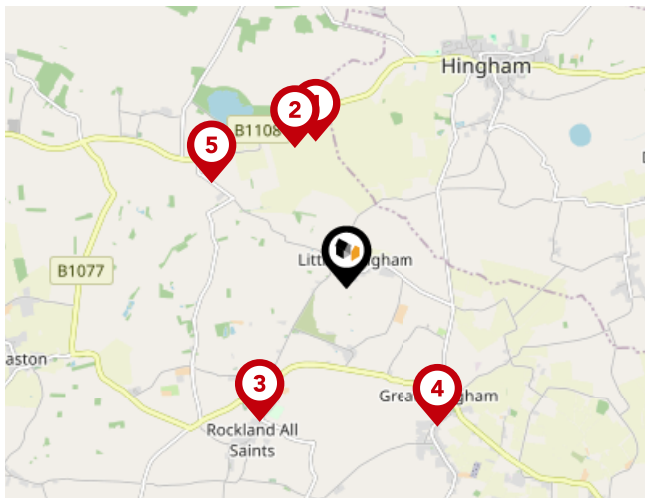
Trunk Roads/Motorways

| 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 |



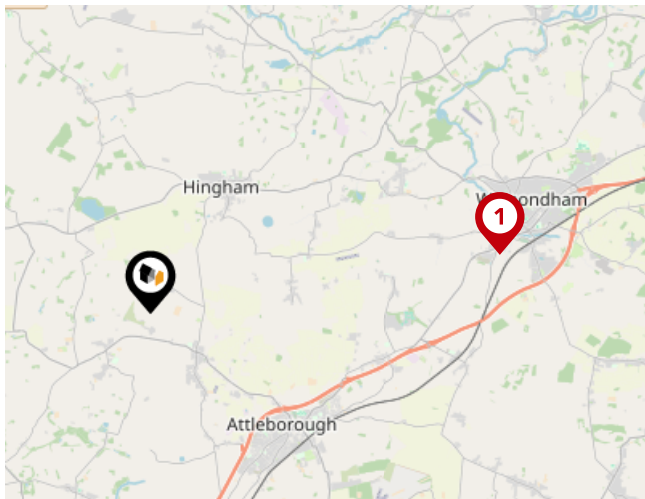
Airports/Helipads

| 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

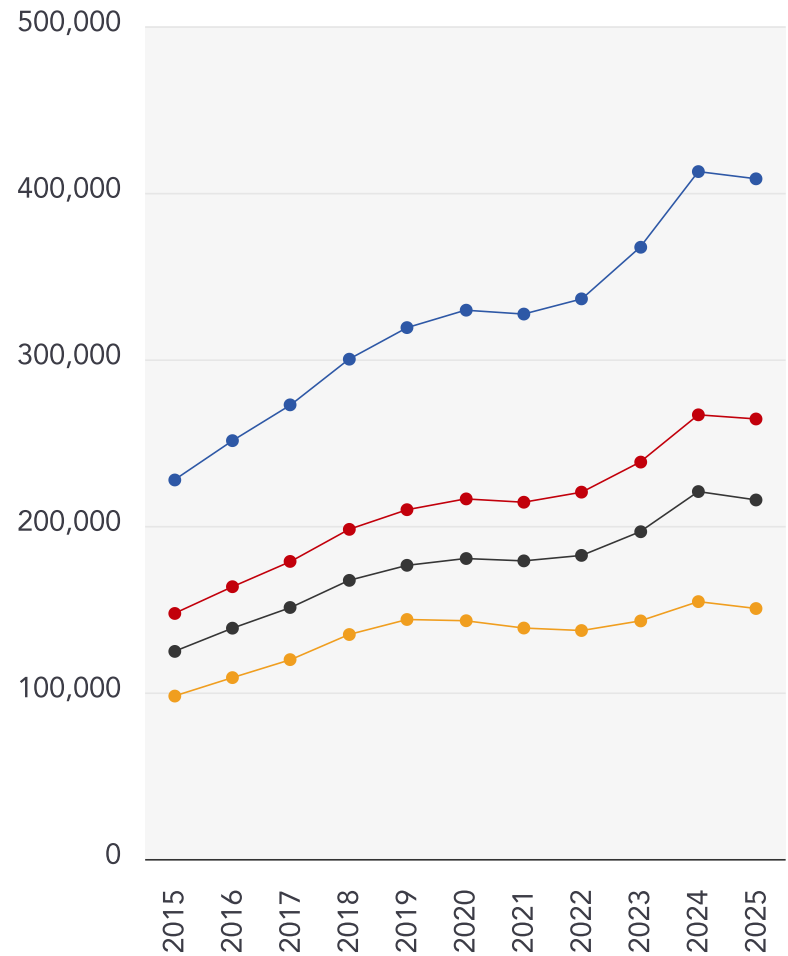
| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Tollgate Farm | 1.36 miles |
| 2 | Breckland Crematorium | 1.35 miles |
| 3 | Corner House | 1.44 miles |
| 4 | Chequers Lane | 1.5 miles |
| 5 | Bus Shelter | 1.54 miles |



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 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

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.



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