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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th June 2024



COLMAN WAY, EAST HARLING, NORWICH, NR16

Whittley Parish | Attleborough

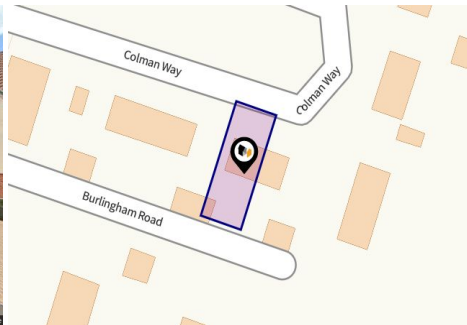
Suva House Queens Square Attleborough NR17 2AF

01953 711839

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,550 ft ² / 144 m ²		
Plot Area:	0.08 acres		
Year Built :	2018		
Council Tax :	Band C		
Annual Estimate:	£1,973		
Title Number:	NK486408		

Local Area

Local Authority:	Breckland
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

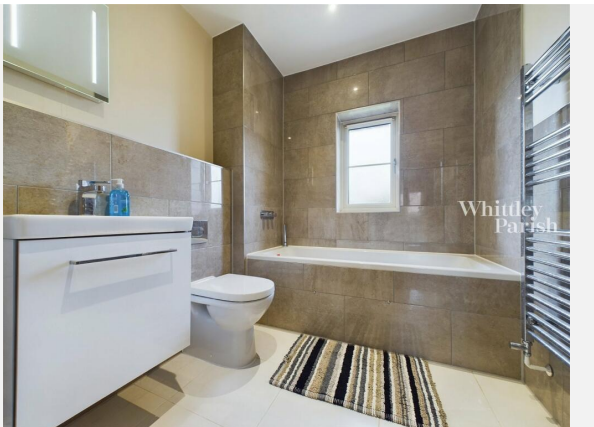
14 mb/s	52 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



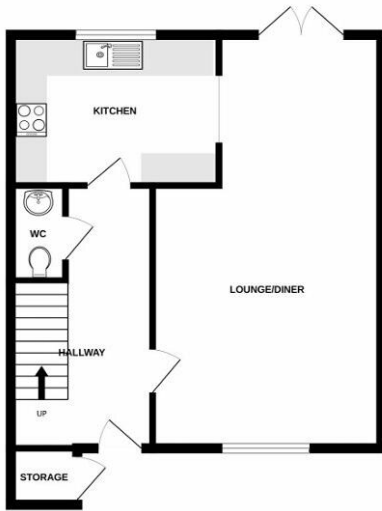




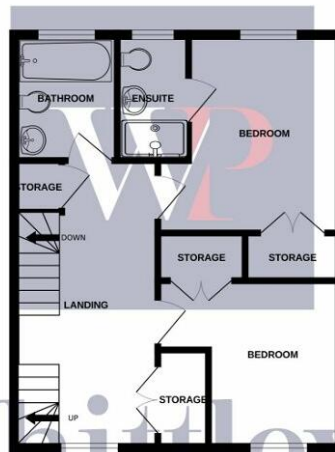


COLMAN WAY, EAST HARLING, NORWICH, NR16

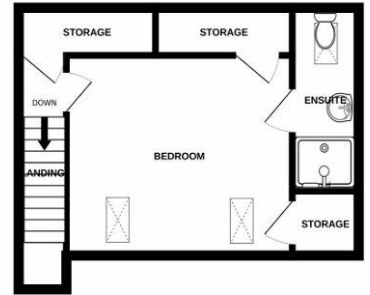
GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



Whittlesey
Parish

TOTAL FLOOR AREA: 1278 sq.ft. (118.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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East Harling, NR16

Energy rating

A

Valid until 29.03.2033

Score	Energy rating	Current	Potential
92+	A	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

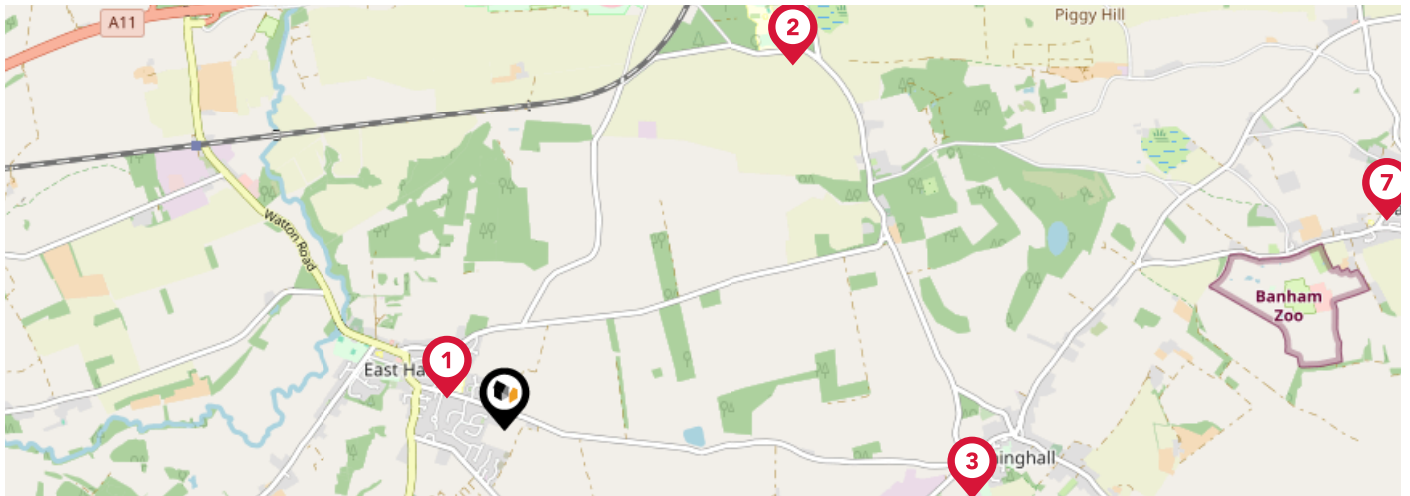
EPC - Additional Data



Additional EPC Data

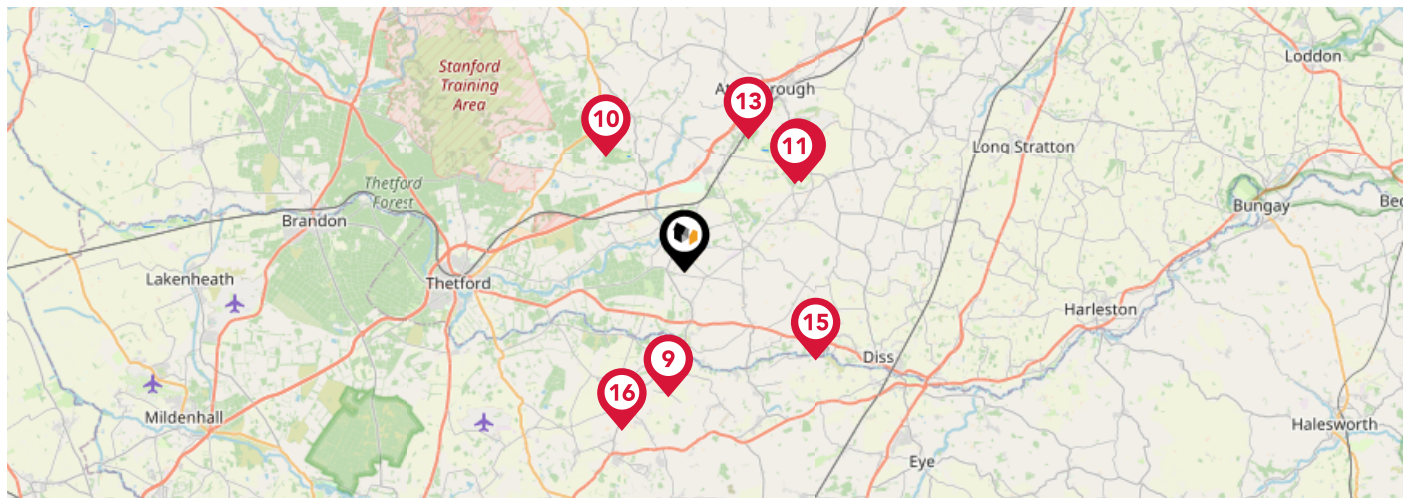
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Roof room(s), insulated
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, plus solar
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	144 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 234 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Aurora Eccles School Ofsted Rating: Not Rated Pupils: 150 Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Kenninghall Primary School Ofsted Rating: Good Pupils: 80 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Garboldisham Church of England Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Good Pupils: 57 Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Riddlesworth Hall School Ofsted Rating: Not Rated Pupils: 111 Distance:3.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Banham Primary School Ofsted Rating: Outstanding Pupils: 111 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Acorn Park School Ofsted Rating: Inadequate Pupils: 84 Distance:4.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

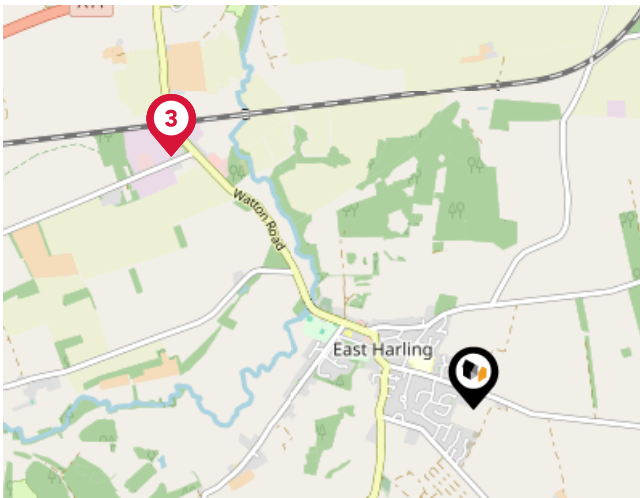
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:4.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 98 Distance:5.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Chapel Green School Ofsted Rating: Good Pupils: 105 Distance:5.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 219 Distance:5.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Rosecroft Primary School Ofsted Rating: Good Pupils: 471 Distance:5.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Old Buckenham High School Ofsted Rating: Good Pupils: 551 Distance:5.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Bressingham Primary School Ofsted Rating: Good Pupils: 123 Distance:5.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:6.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

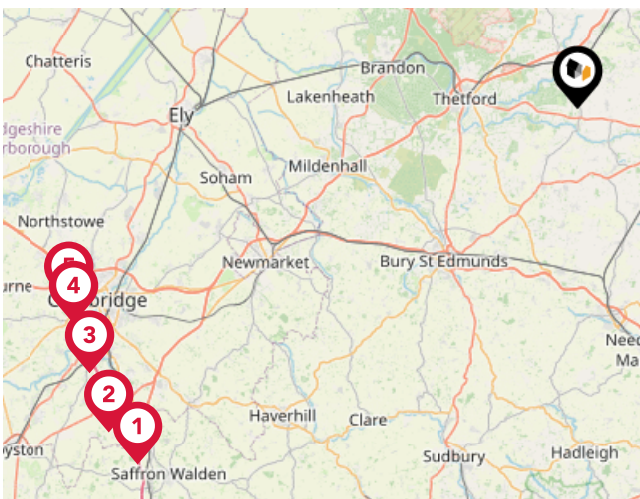
Area

Transport (National)



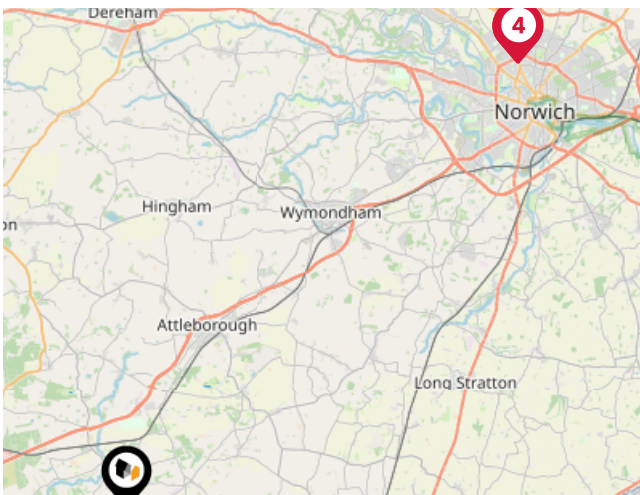
National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	1.78 miles
2	Harling Road Rail Station	1.78 miles
3	Harling Road Rail Station	1.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	41.13 miles
2	M11 J10	41.33 miles
3	M11 J11	40.33 miles
4	M11 J13	39.73 miles
5	M11 J14	39.57 miles

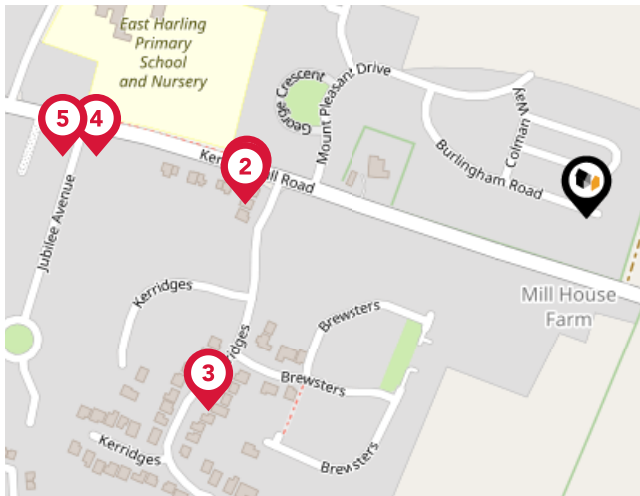


Airports/Helipads

Pin	Name	Distance
1	International Airport	21.35 miles
2	Norwich International Airport	21.35 miles
3	Airport Passenger Terminal	21.4 miles
4	Norwich International Airport	21.4 miles

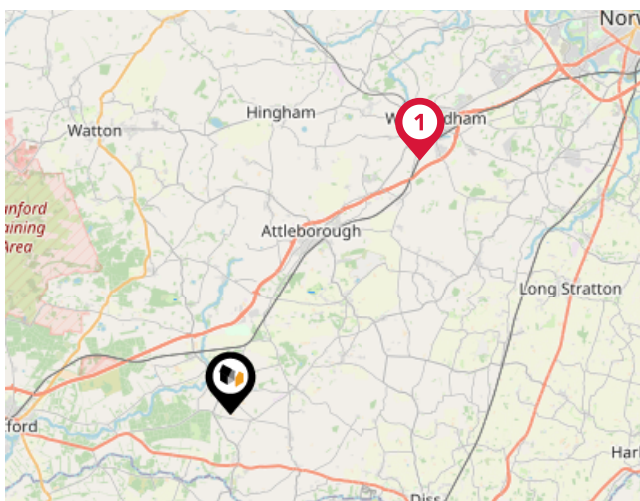
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kerridges	0.19 miles
2	Kerridges	0.19 miles
3	Brewsters	0.24 miles
4	Jubilee Avenue	0.28 miles
5	Jubilee Avenue	0.3 miles



Local Connections

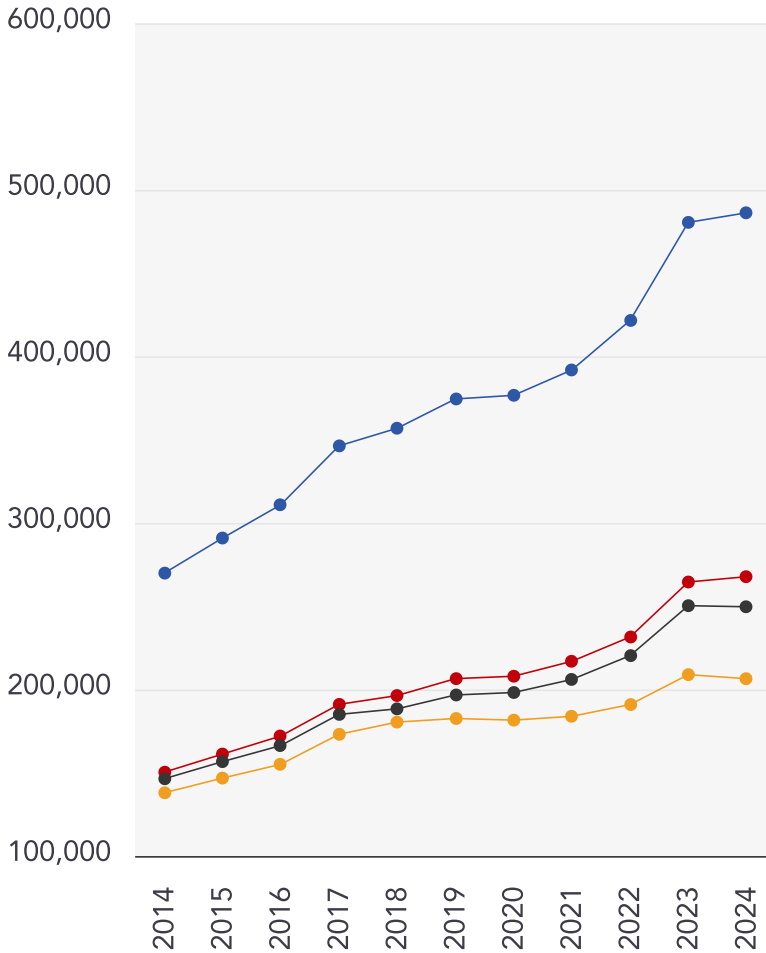
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	11.44 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR16



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%



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.



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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