

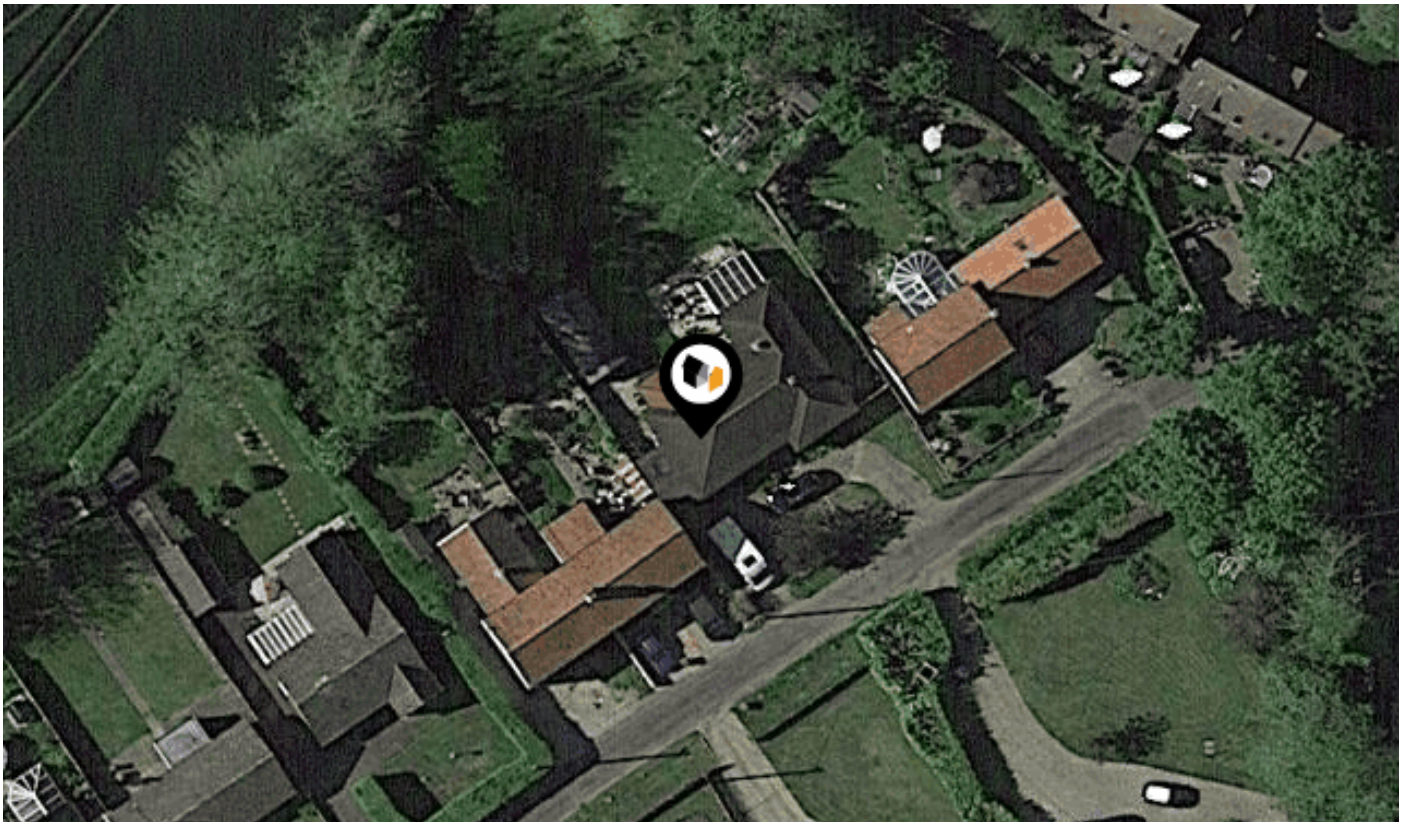


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th June 2024



QUEEN STREET, SPOONER ROW, WYMONDHAM, NR18

Whittley Parish | Attleborough

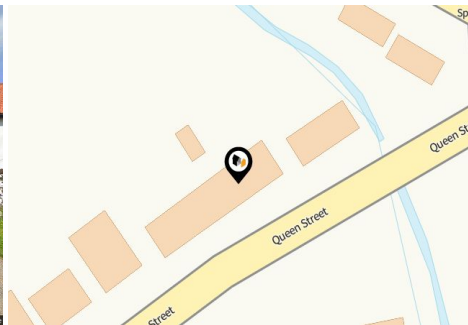
Suva House Queens Square Attleborough NR17 2AF

01953 711839

alex@whittleyparish.com

www.whittleyparish.com





Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,130 ft ² / 105 m ²
Year Built :	1976-1982
Council Tax :	Band D
Annual Estimate:	£2,258

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

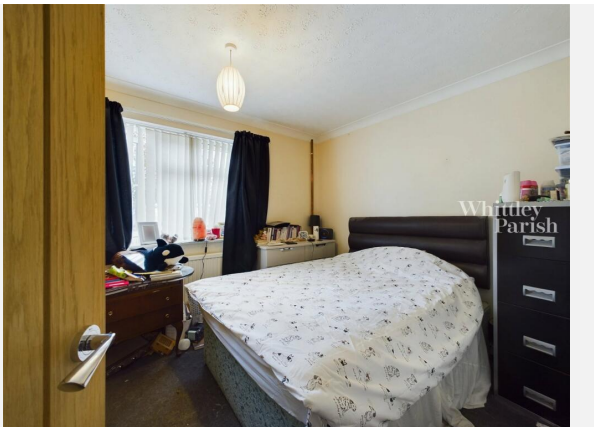
1 mb/s	78 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









QUEEN STREET, SPOONER ROW, WYMONDHAM, NR18





Queen Street, Spooner Row, NR18

Energy rating

D

Valid until 14.09.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



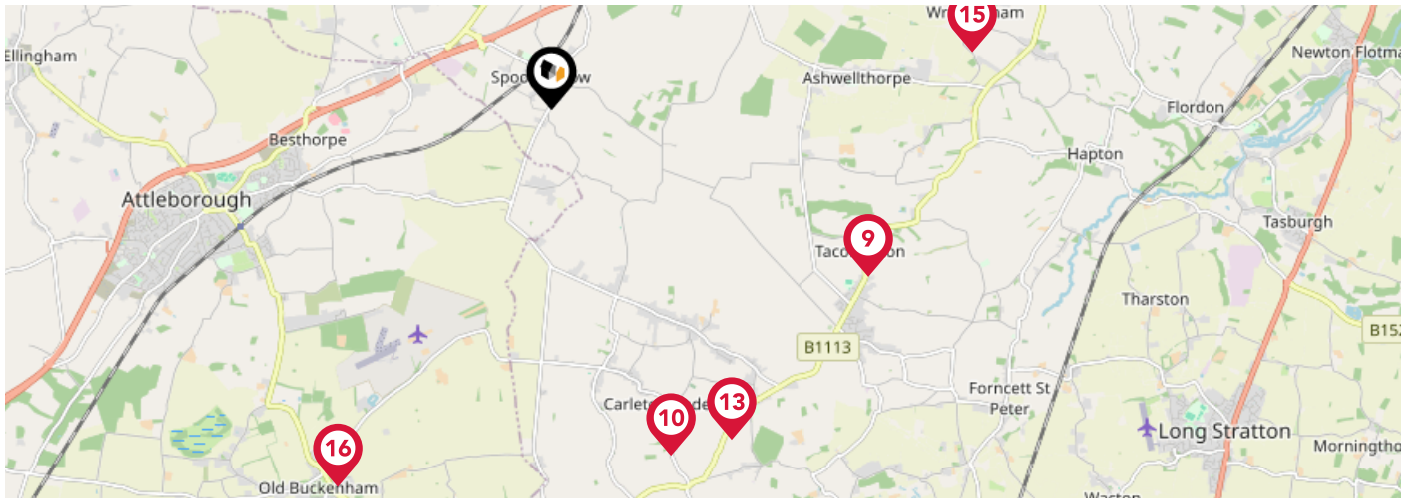
Additional EPC Data









Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300+ mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	105 m ²

Area Schools

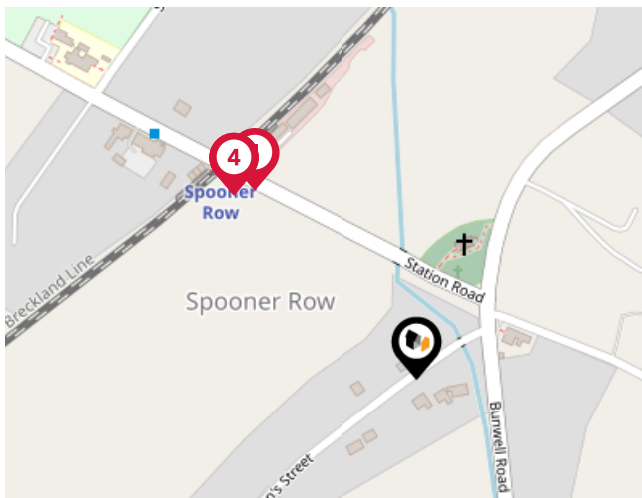


	Nursery	Primary	Secondary	College	Private
<p>1 Spooner Row Primary School</p> <p>Ofsted Rating: Good Pupils: 104 Distance:0.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Wymondham College Prep School</p> <p>Ofsted Rating: Not Rated Pupils:0 Distance:1.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Wymondham College</p> <p>Ofsted Rating: Outstanding Pupils: 1407 Distance:1.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Morley Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 146 Distance:2.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Browick Road Primary and Nursery School</p> <p>Ofsted Rating: Outstanding Pupils: 271 Distance:2.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Attleborough Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 362 Distance:2.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Attleborough Academy</p> <p>Ofsted Rating: Good Pupils: 801 Distance:3.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Wymondham High Academy</p> <p>Ofsted Rating: Good Pupils: 1623 Distance:3.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



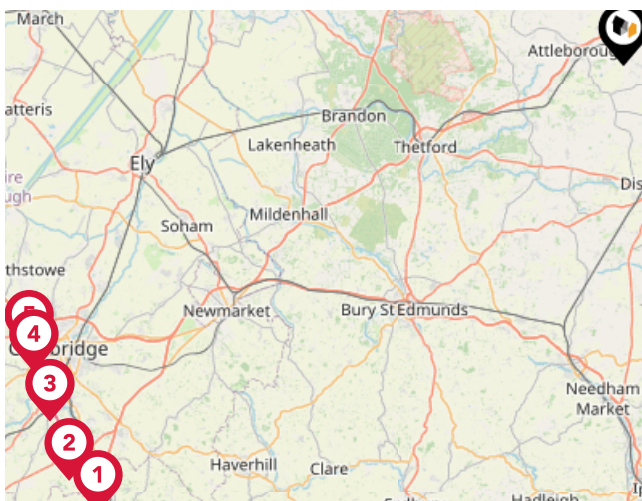
	Nursery	Primary	Secondary	College	Private
 Tacolneston Church of England Primary Ofsted Rating: Good Pupils: 106 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 48 Distance:3.3	<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: 584 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wicklewood Primary School and Nursery Ofsted Rating: Outstanding Pupils: 208 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bunwell Primary School Ofsted Rating: Good Pupils: 89 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ashleigh Primary School and Nursery, Wymondham Ofsted Rating: Outstanding Pupils: 530 Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 113 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Old Buckenham High School Ofsted Rating: Good Pupils: 551 Distance:3.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



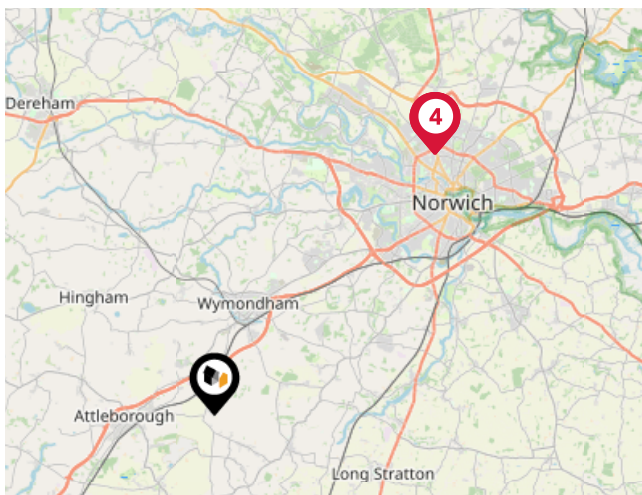
National Rail Stations

Pin	Name	Distance
1	Spooner Row Rail Station	0.14 miles
2	Spooner Row Rail Station	0.15 miles
3	Spooner Row Rail Station	0.15 miles
4	Spooner Row Rail Station	0.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	50.11 miles
2	M11 J10	50.2 miles
3	M11 J11	48.98 miles
4	M11 J13	48.12 miles
5	M11 J14	47.84 miles

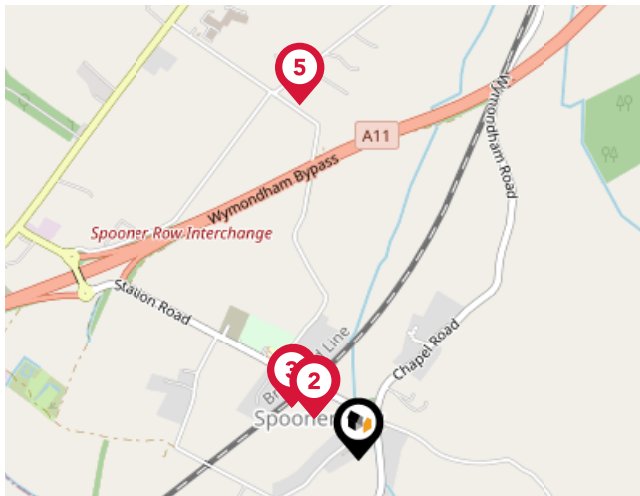


Airports/Helipads

Pin	Name	Distance
1	International Airport	12.29 miles
2	Norwich International Airport	12.29 miles
3	Airport Passenger Terminal	12.34 miles
4	Norwich International Airport	12.34 miles

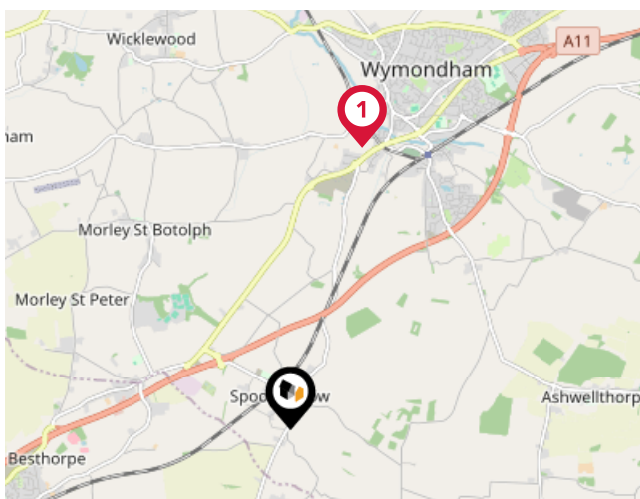
Area

Transport (Local)



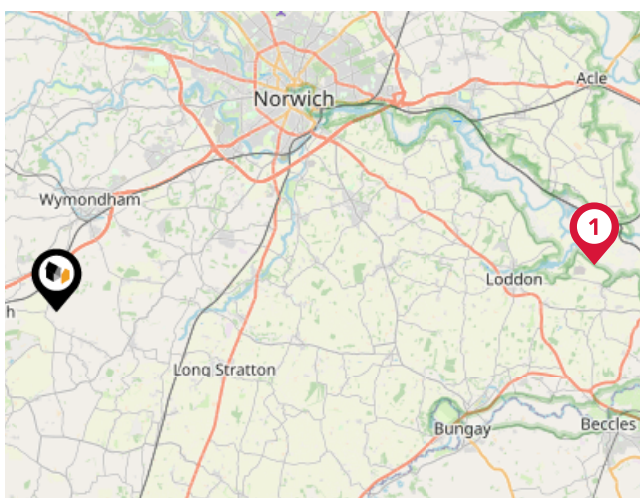
Bus Stops/Stations

Pin	Name	Distance
1	railway station	0.14 miles
2	railway station	0.14 miles
3	village hall	0.19 miles
4	village hall	0.19 miles
5	Church	0.81 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	2.63 miles



Ferry Terminals

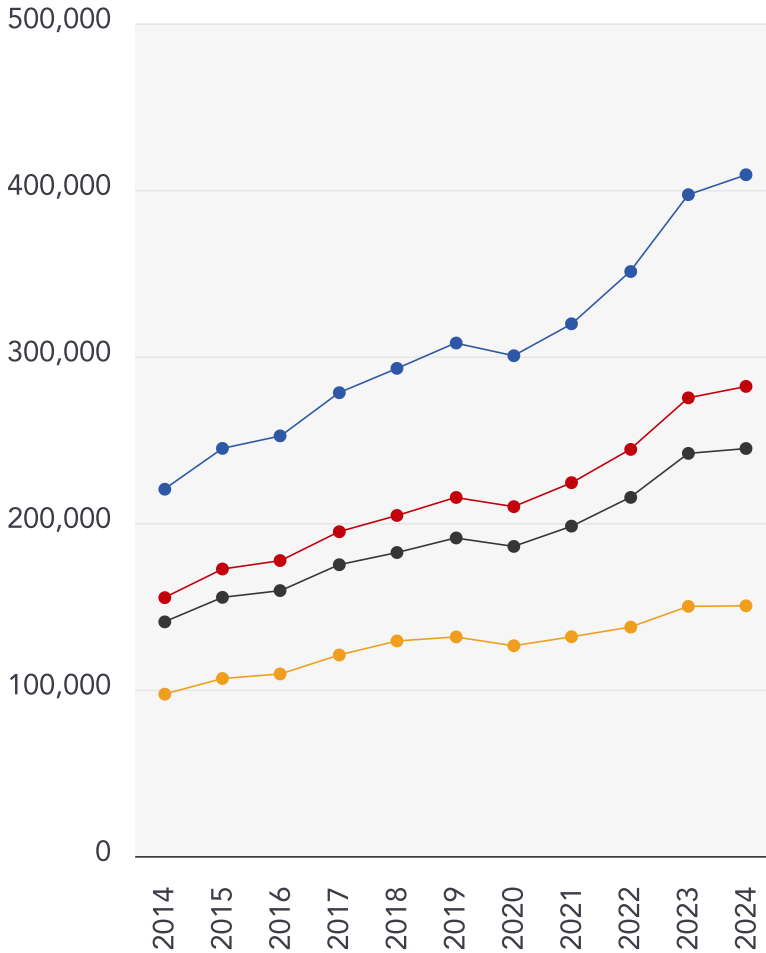
Pin	Name	Distance
1	Reedham Ferry North	19.49 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR18



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%



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

Suva House Queens Square Attleborough
NR17 2AF
01953 711839
alex@whittlebyparish.com
www.whittlebyparish.com

