

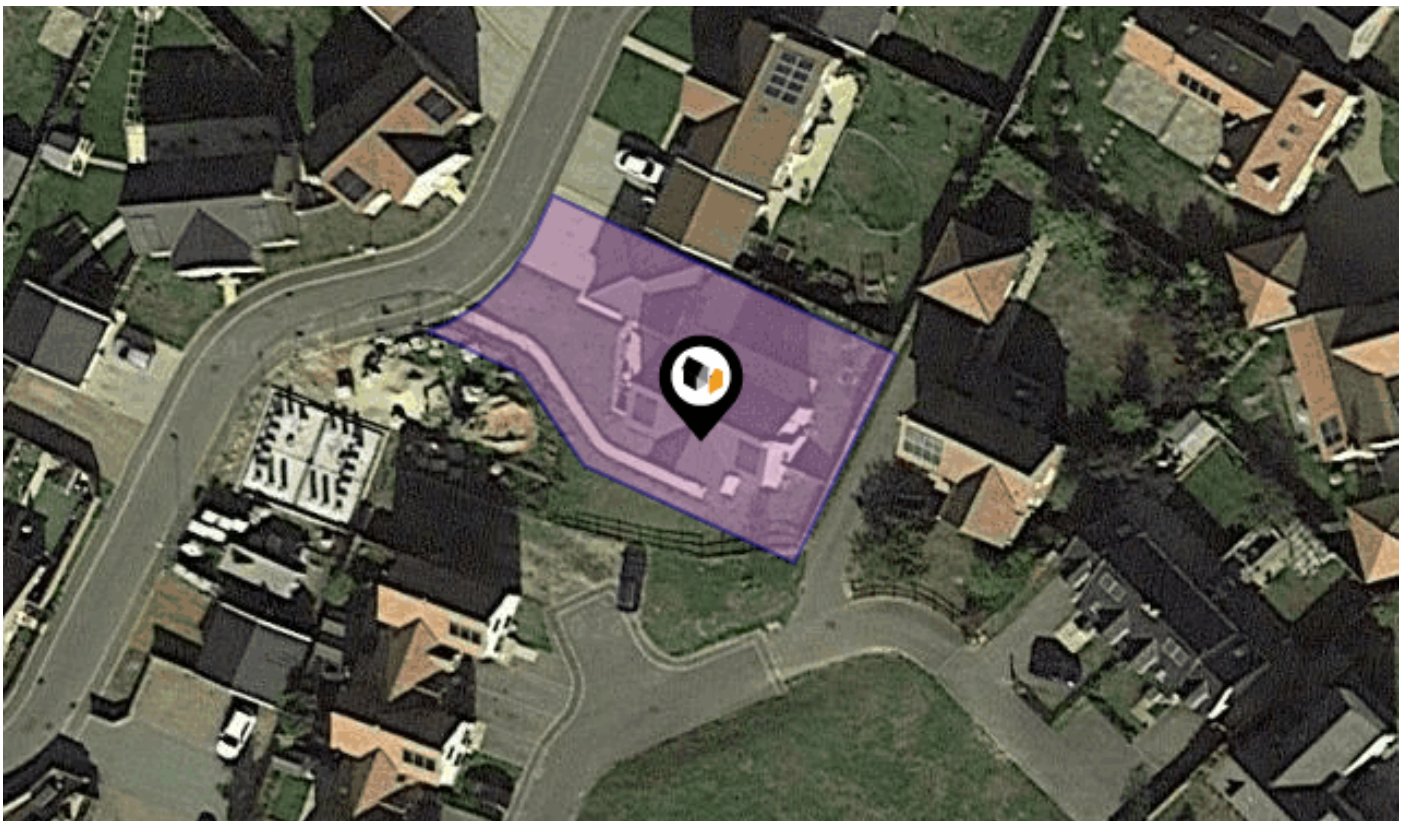


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 08<sup>th</sup> June 2024



**ROXBURY DRIVE, EAST HARLING, NORWICH, NR16**

## Whittley Parish | Attleborough

Suva House Queens Square Attleborough NR17 2AF

01953 711839

alex@whittleyparish.com

www.whittleyparish.com





## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£254
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,765 ft <sup>2</sup> / 164 m <sup>2</sup>		
<b>Plot Area:</b>	0.14 acres		
<b>Year Built :</b>	2021		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,713		
<b>Title Number:</b>	NK524121		
<b>UPRN:</b>	10011990462		

## Local Area

<b>Local Authority:</b>	Norfolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

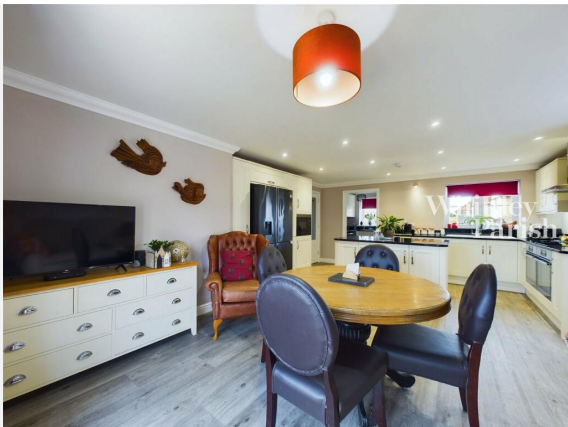
<b>14</b> mb/s	<b>44</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



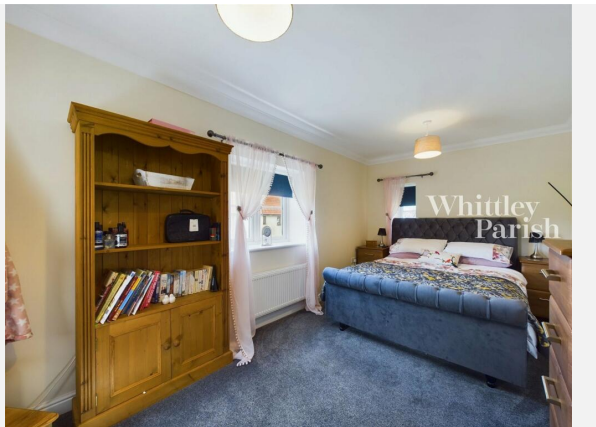
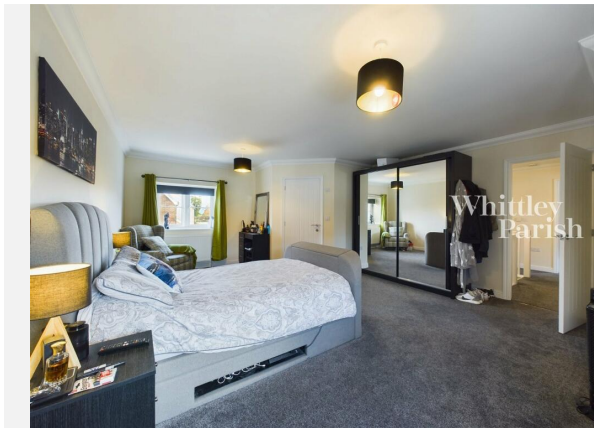
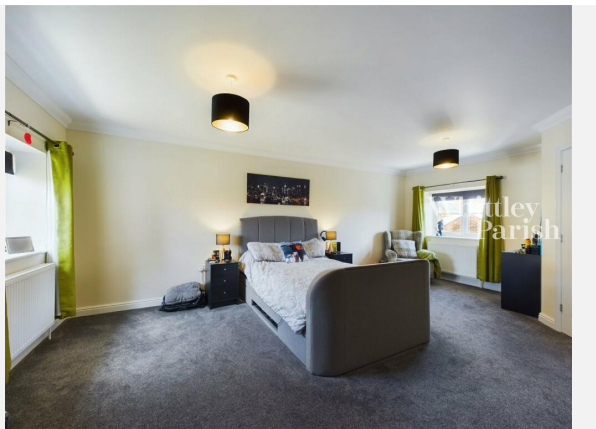
### Satellite/Fibre TV Availability:



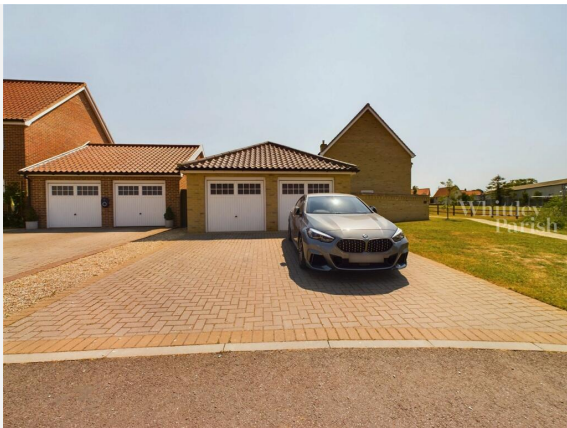


# Gallery Photos





# Gallery Photos





## ROXBURY DRIVE, EAST HARLING, NORWICH, NR16





HARLING, NR16

Energy rating

# A

Valid until 31.01.2031

Score	Energy rating	Current	Potential
92+	A	95   A	109   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Property

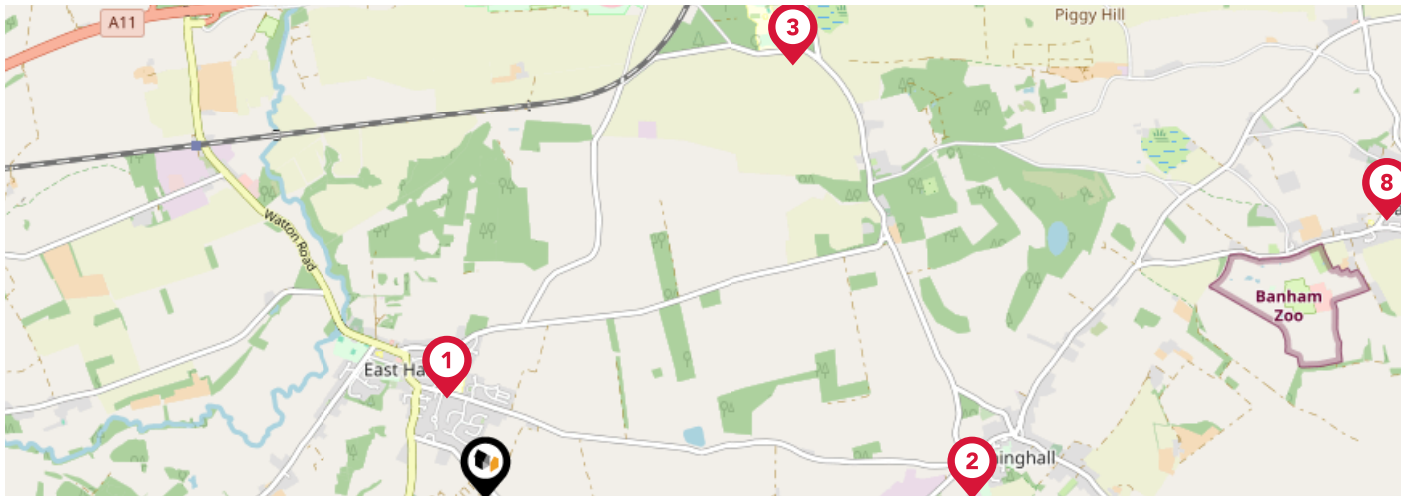
## EPC - Additional Data



### Additional EPC Data

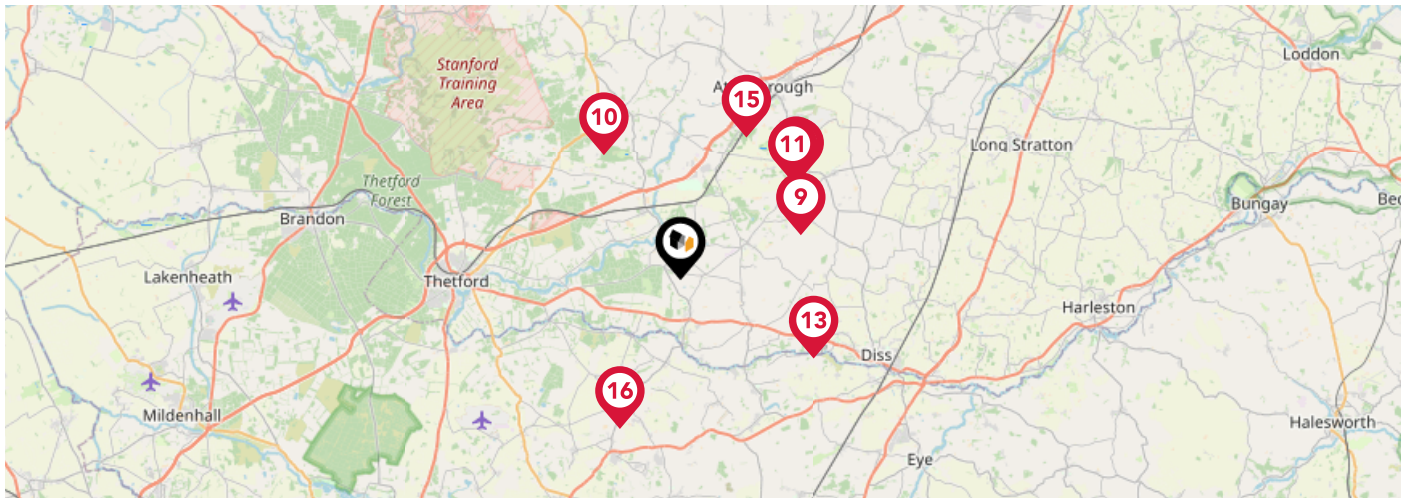
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Electricity: electricity, unspecified tariff
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.17 W/m-Â K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.13 W/m-Â K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Air source heat pump, Underfloor heating and radiators, pipes in screed above insulation, electric
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Very Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.17 W/m-Â K
<b>Total Floor Area:</b>	164 m <sup>2</sup>









# Area Schools



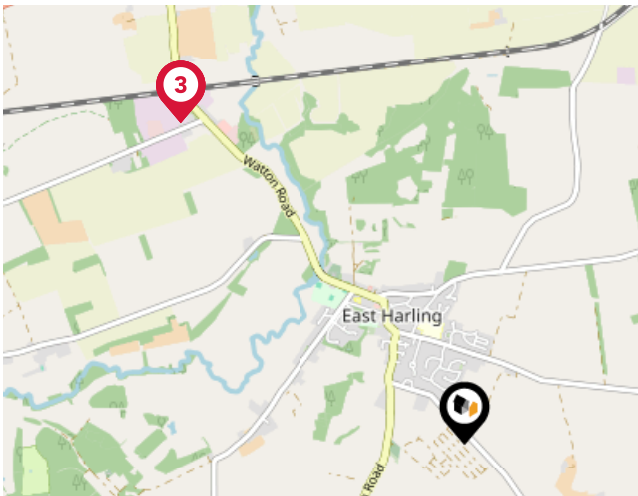
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> East Harling Primary School and Nursery</p> <p>Ofsted Rating: Good   Pupils: 234   Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Kenninghall Primary School</p> <p>Ofsted Rating: Good   Pupils: 80   Distance:2.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> Aurora Eccles School</p> <p>Ofsted Rating: Not Rated   Pupils: 150   Distance:2.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> Garboldisham Church of England Primary Academy</p> <p>Ofsted Rating: Inadequate   Pupils:0   Distance:2.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> St Andrew's CofE VA Primary School, Lopham</p> <p>Ofsted Rating: Good   Pupils: 57   Distance:2.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> Riddlesworth Hall School</p> <p>Ofsted Rating: Not Rated   Pupils: 111   Distance:3.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> Hopton Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good   Pupils: 97   Distance:4.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> Banham Primary School</p> <p>Ofsted Rating: Outstanding   Pupils: 111   Distance:4.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



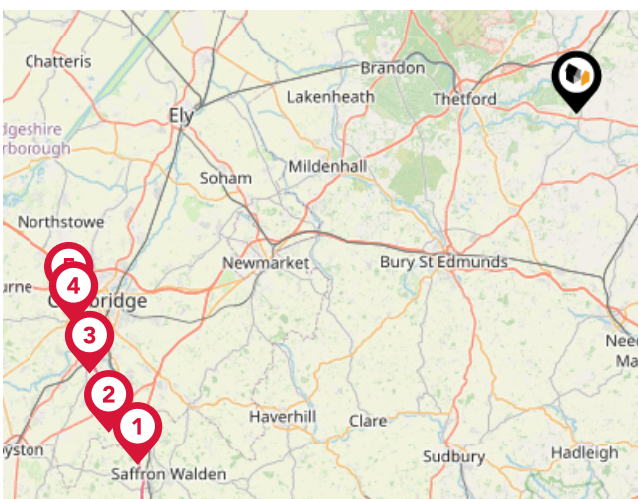
	Nursery	Primary	Secondary	College	Private
 <b>Acorn Park School</b> Ofsted Rating: Inadequate   Pupils: 84   Distance:4.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Great Hockham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 98   Distance:5.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 105   Distance:5.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 219   Distance:5.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bressingham Primary School</b> Ofsted Rating: Good   Pupils: 123   Distance:5.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 551   Distance:5.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Rosecroft Primary School</b> Ofsted Rating: Good   Pupils: 471   Distance:5.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Barningham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 97   Distance:5.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



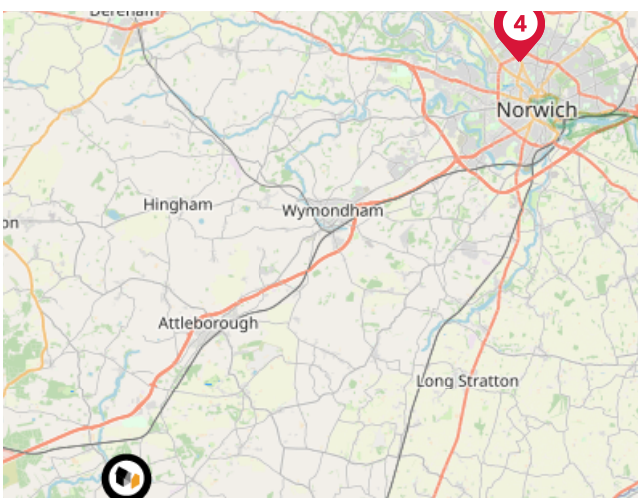
## National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	1.94 miles
2	Harling Road Rail Station	1.94 miles
3	Harling Road Rail Station	1.94 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	40.87 miles
2	M11 J10	41.09 miles
3	M11 J11	40.11 miles
4	M11 J13	39.53 miles
5	M11 J14	39.38 miles

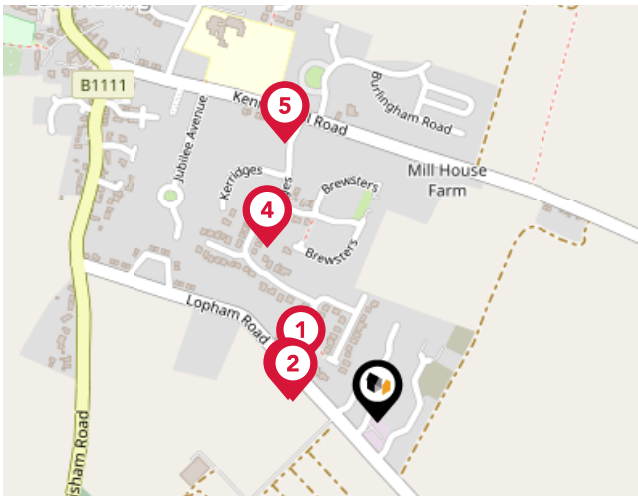


## Airports/Helipads

Pin	Name	Distance
1	International Airport	21.64 miles
2	Norwich International Airport	21.64 miles
3	Airport Passenger Terminal	21.69 miles
4	Norwich International Airport	21.69 miles

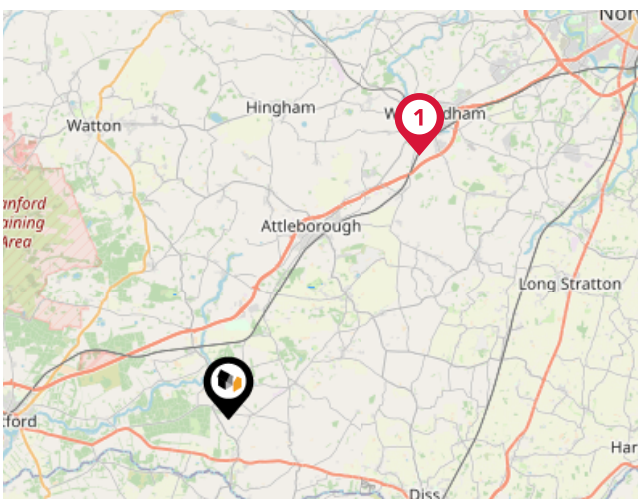
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hambling's Piece	0.11 miles
2	Hambling's Piece	0.1 miles
3	Hambling's Piece	0.11 miles
4	Brewsters	0.23 miles
5	Kerridges	0.33 miles



### Local Connections

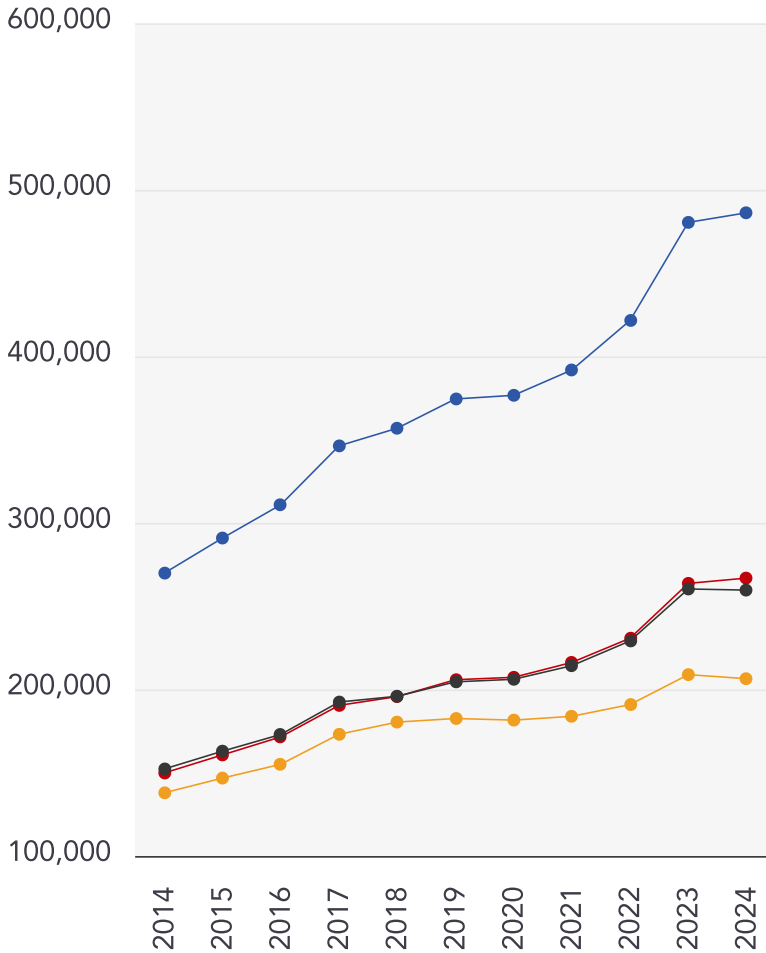
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	11.74 miles

# 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

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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.



[/whittleyparishmanagementltd](#)



[/whittleyparish](#)



[/whittleyparish/?hl=en](#)



# Whittleby Parish | Attleborough

## 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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