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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 18th January 2025



WATTON ROAD, LITTLE ELLINGHAM, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band B		
Annual Estimate:	£1,726		
Title Number:	NK495600		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	34 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Gallery Photos







**WATTON ROAD, LITTLE ELLINGHAM, ATTLEBOROUGH,
NR17**





Watton Road, Little Ellingham, NR17

Energy rating

B

Valid until 09.07.2030

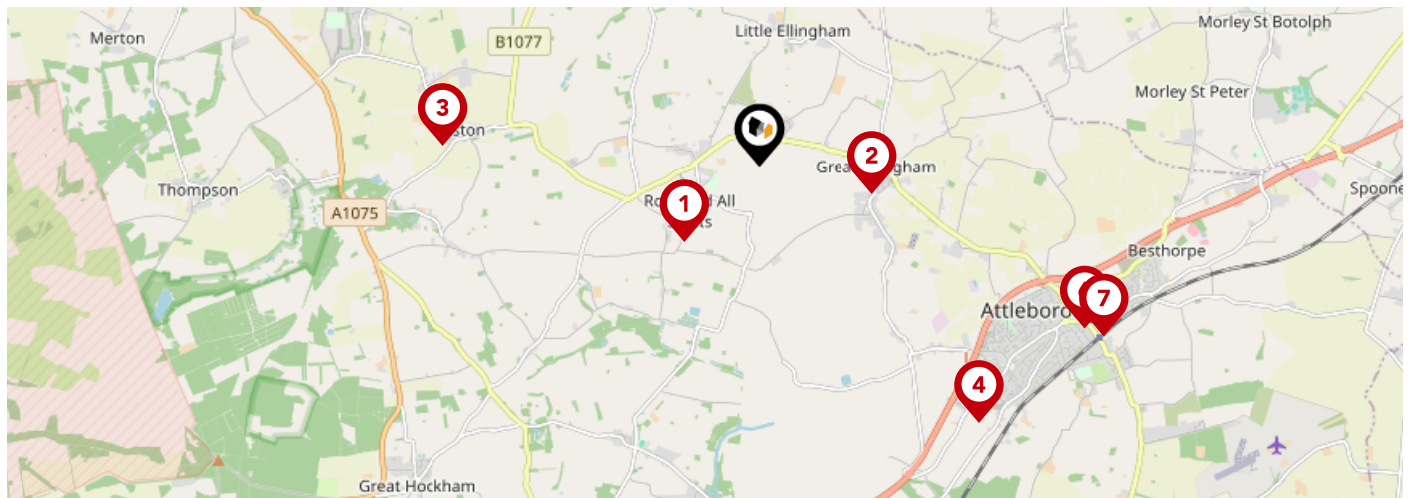
Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

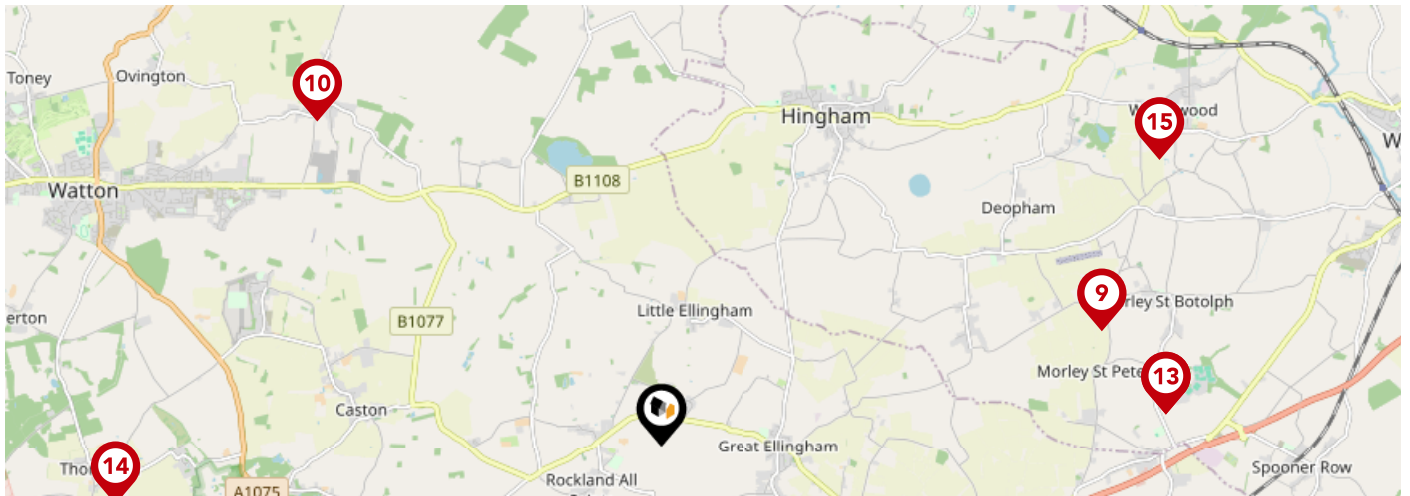
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m ² ·K
Total Floor Area:	110 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Hingham Primary School Ofsted Rating: Good Pupils: 171 Distance:3.24	<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:3.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Kingsbrook School Ofsted Rating: Good Pupils: 14 Distance:3.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

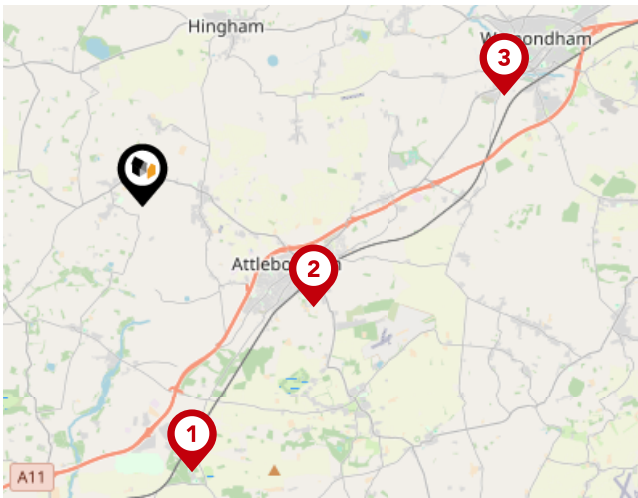
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Morley Church of England Primary Academy Ofsted Rating: Good Pupils: 128 Distance:4.11</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 Ofsted Rating: Good Pupils: 191 Distance:4.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:4.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Wymondham College Prep School Ofsted Rating: Outstanding Pupils: 334 Distance:4.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Wymondham College Ofsted Rating: Outstanding Pupils: 1434 Distance:4.56</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Thompson Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance:4.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Wicklewood Primary School and Nursery Ofsted Rating: Outstanding Pupils: 201 Distance:5.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:5.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

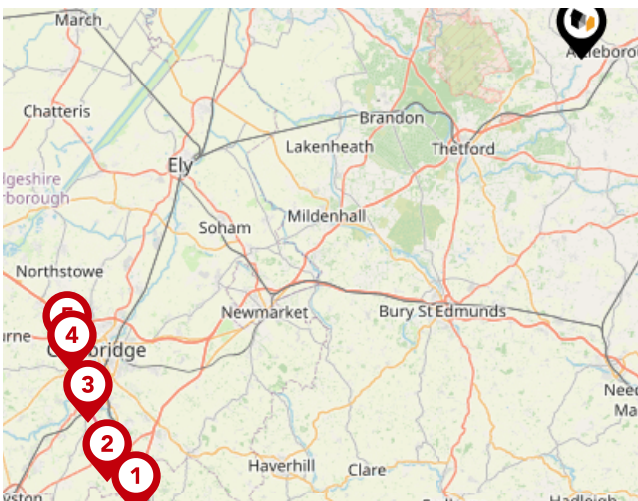
Area

Transport (National)



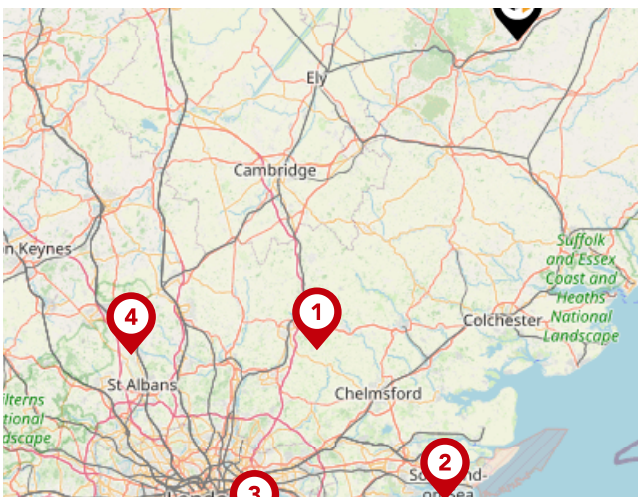
National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	4.87 miles
2	Attleborough Rail Station	3.57 miles
3	Wymondham Abbey (Mid Norfolk Railway)	6.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.14 miles
2	M11 J10	45.96 miles
3	M11 J11	44.38 miles
4	M11 J13	43.25 miles
5	M11 J14	42.86 miles

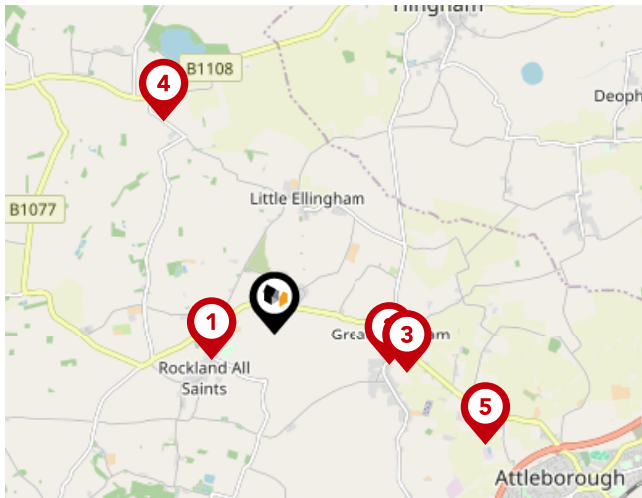


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	53.64 miles
2	Southend-on-Sea	68.03 miles
3	Silvertown	81.33 miles
4	Luton Airport	72.42 miles

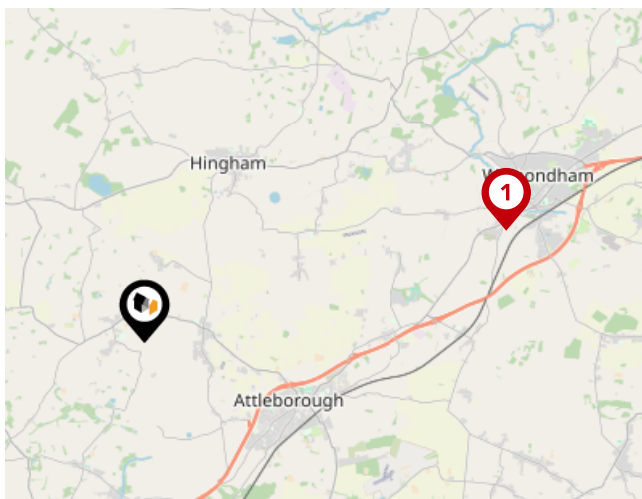
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Corner House	0.61 miles
2	Chequers Lane	1.08 miles
3	Green	1.25 miles
4	Bus Shelter	2.16 miles
5	St Luke's Health Care	2.16 miles



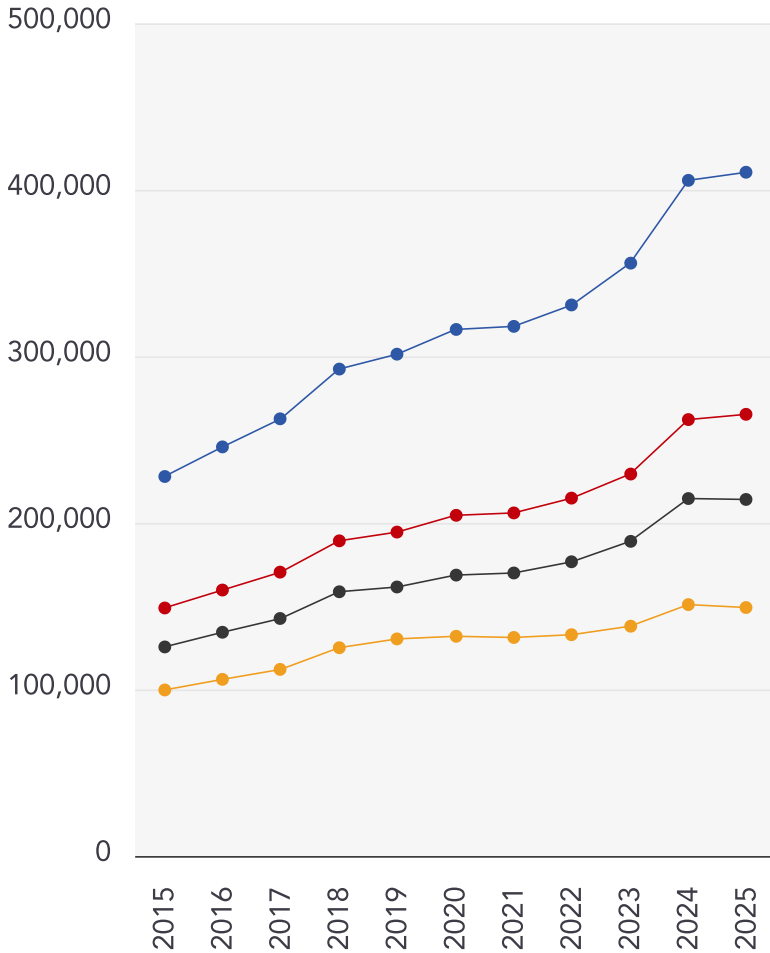
Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	6.82 miles

Market House Price Statistics



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



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%



Whittleby Parish | Attleborough

At Whittleby 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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