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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st June 2024



BRYONY WAY, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

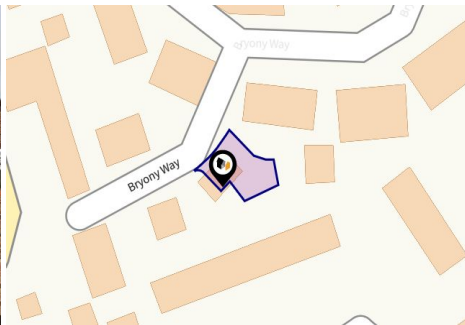
Suva House Queens Square Attleborough NR17 2AF

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.04 acres		
Year Built :	2011		
Council Tax :	Band A		
Annual Estimate:	£1,480		
Title Number:	NK410843		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	48 mb/s	10000 mb/s

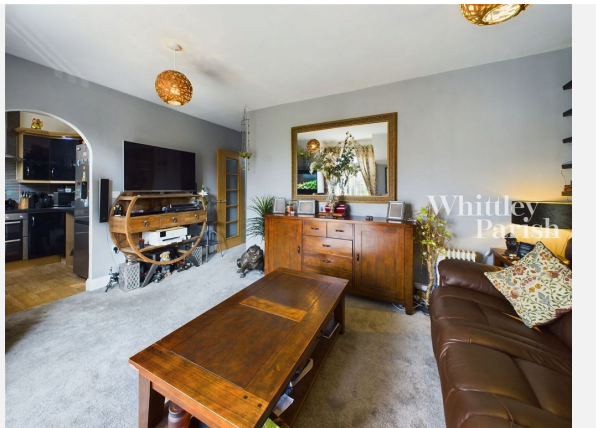
Mobile Coverage: (based on calls indoors)



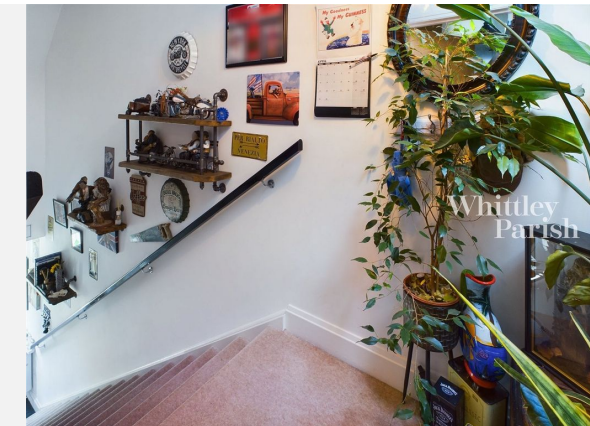
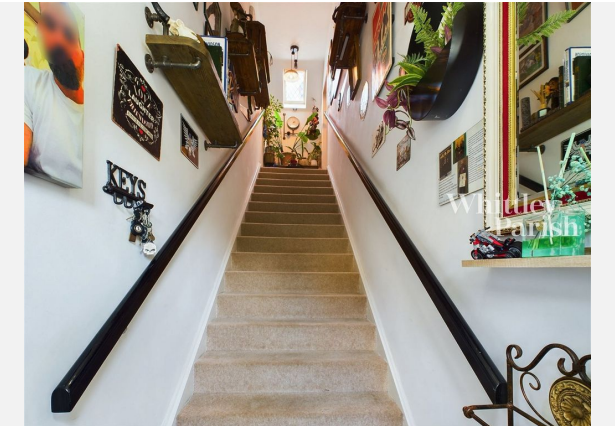
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos





BRYONY WAY, ATTLEBOROUGH, NR17



Approximate total area¹
664.06 ft²



(1) Excluding balconies and terrace

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



NR17

Energy rating

D

Valid until 03.08.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

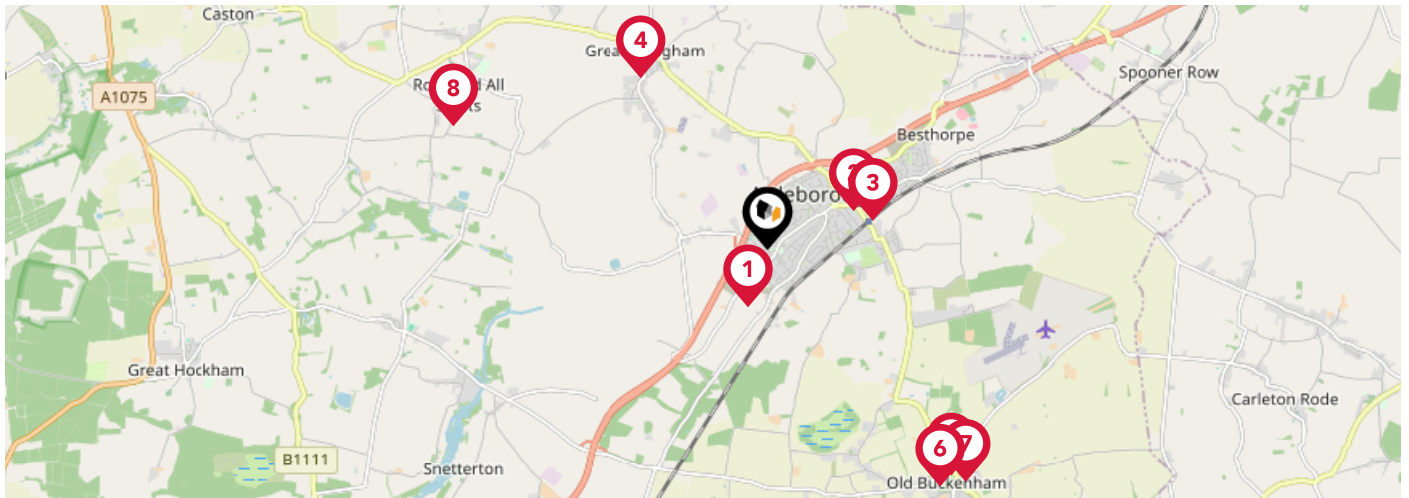
EPC - Additional Data



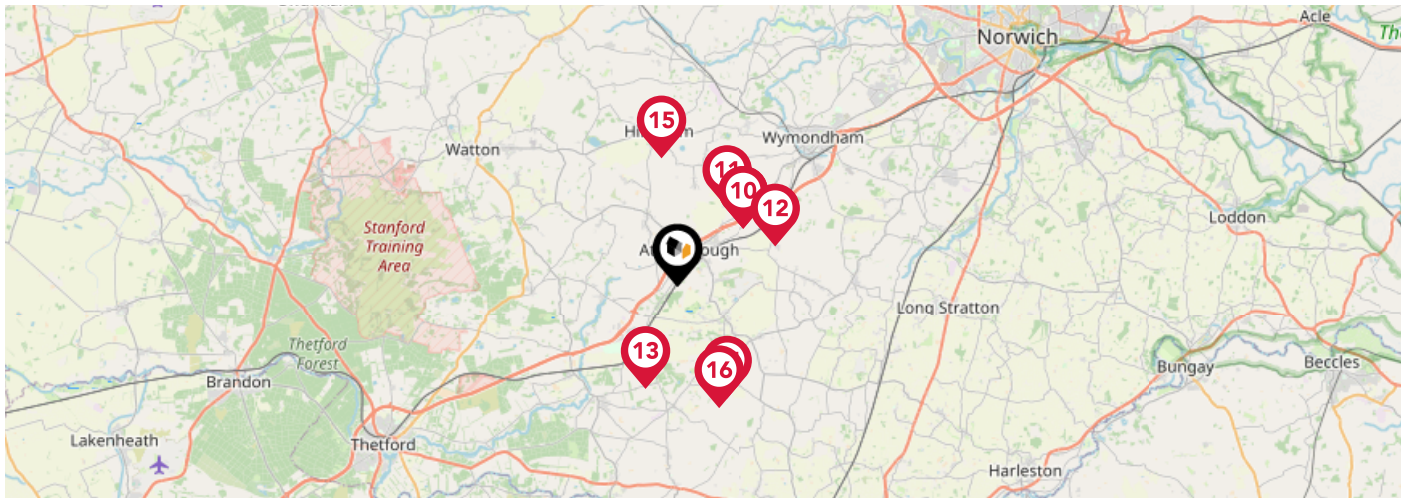
Additional EPC Data









Property Type:	Maisonette
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	To unheated space, insulated (assumed)
Total Floor Area:	68 m ²

Area Schools

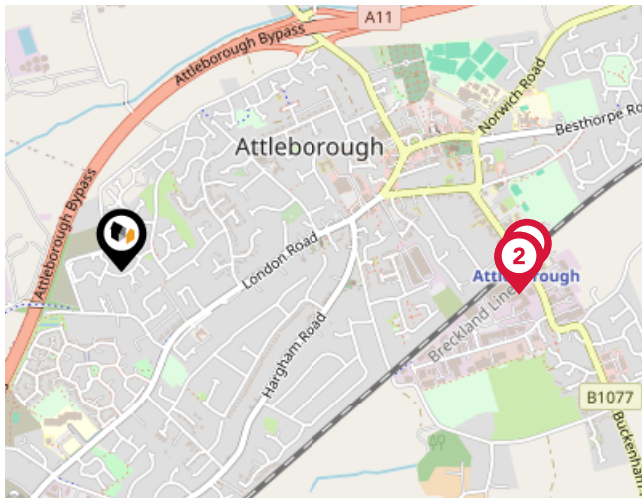


		Nursery	Primary	Secondary	College	Private
1	Rosecroft Primary School Ofsted Rating: Good Pupils: 471 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Attleborough Academy Ofsted Rating: Good Pupils: 801 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Attleborough Primary School Ofsted Rating: Requires Improvement Pupils: 362 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Great Ellingham Primary School Ofsted Rating: Good Pupils: 169 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 219 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chapel Green School Ofsted Rating: Good Pupils: 105 Distance:2.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Old Buckenham High School Ofsted Rating: Good Pupils: 551 Distance:2.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Rocklands Community Primary School Ofsted Rating: Good Pupils: 67 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



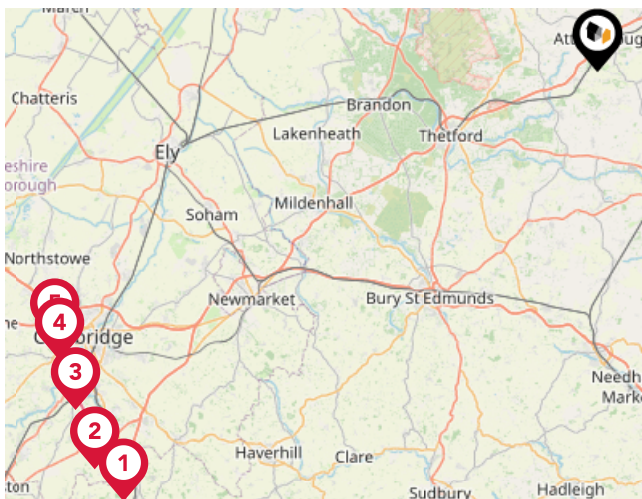
		Nursery	Primary	Secondary	College	Private
	Wymondham College Prep School Ofsted Rating: Not Rated Pupils:0 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wymondham College Ofsted Rating: Outstanding Pupils: 1407 Distance:3.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Church of England Primary School Ofsted Rating: Good Pupils: 146 Distance:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spooner Row Primary School Ofsted Rating: Good Pupils: 104 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 150 Distance:3.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorn Park School Ofsted Rating: Inadequate Pupils: 84 Distance:4.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hingham Primary School Ofsted Rating: Requires Improvement Pupils: 166 Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Banham Primary School Ofsted Rating: Outstanding Pupils: 111 Distance:4.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



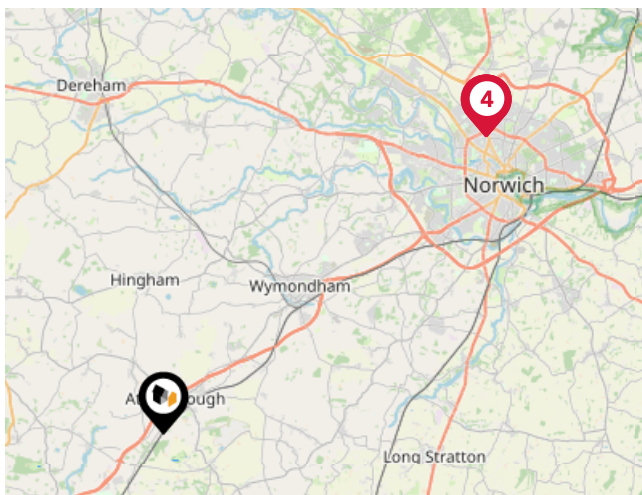
National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	0.9 miles
2	Attleborough Rail Station	0.9 miles
3	Attleborough Rail Station	0.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.47 miles
2	M11 J10	46.47 miles
3	M11 J11	45.16 miles
4	M11 J13	44.24 miles
5	M11 J14	43.94 miles

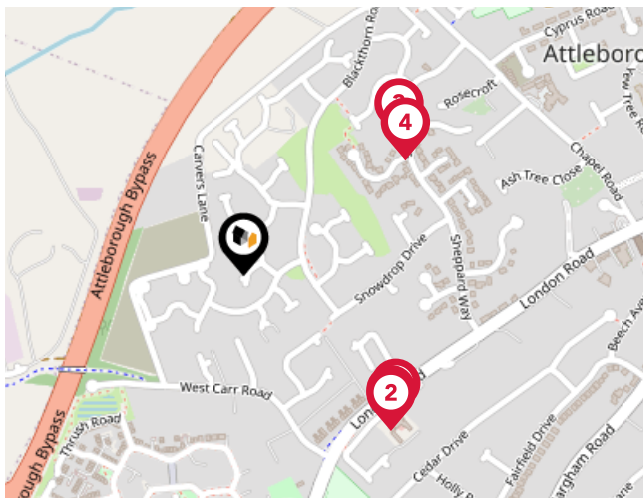


Airports/Helipads

Pin	Name	Distance
1	International Airport	15.79 miles
2	Norwich International Airport	15.79 miles
3	Airport Passenger Terminal	15.84 miles
4	Norwich International Airport	15.84 miles

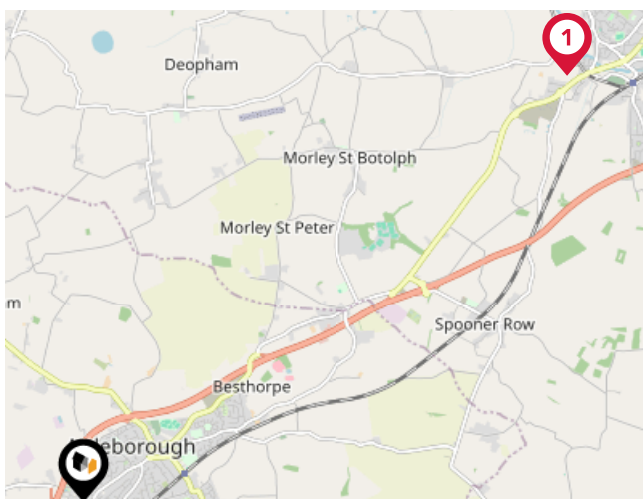
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	London Road	0.24 miles
2	St Edmunds Gate	0.24 miles
3	Lavender Close	0.23 miles
4	Bluebell Close	0.22 miles
5	police station	0.24 miles



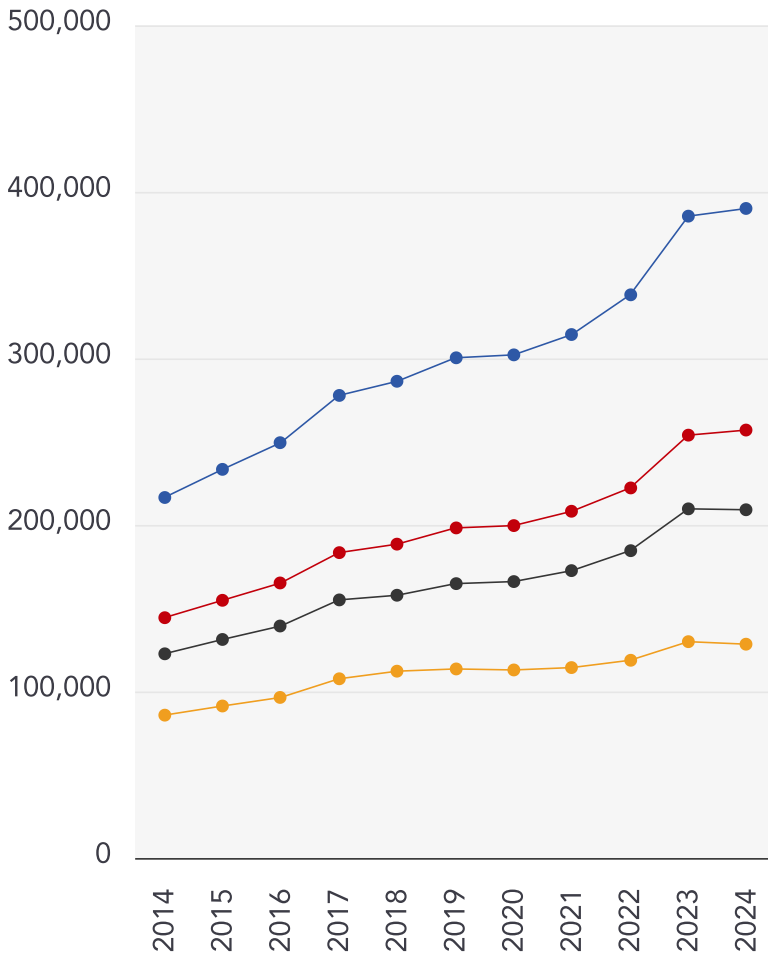
Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.8 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%



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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