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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th July 2024



ANGERSTEIN CLOSE, WEETING, BRANDON, IP27

Whittley Parish | Attleborough

Suva House Queens Square Attleborough NR17 2AF

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www.whittleyparish.com



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	1		
Plot Area:	0.09 acres		
Council Tax :	Band B		
Annual Estimate:	£1,726		
Title Number:	NK182091		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

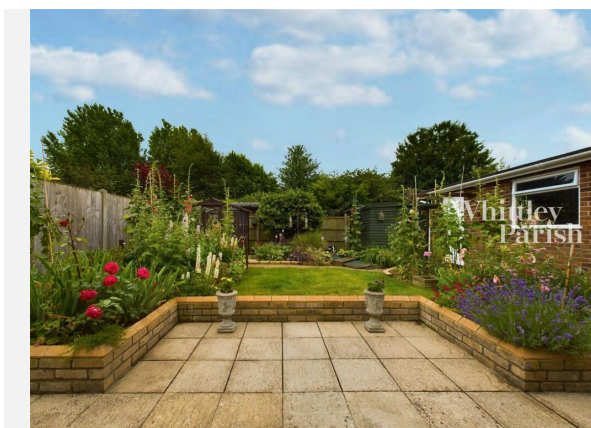
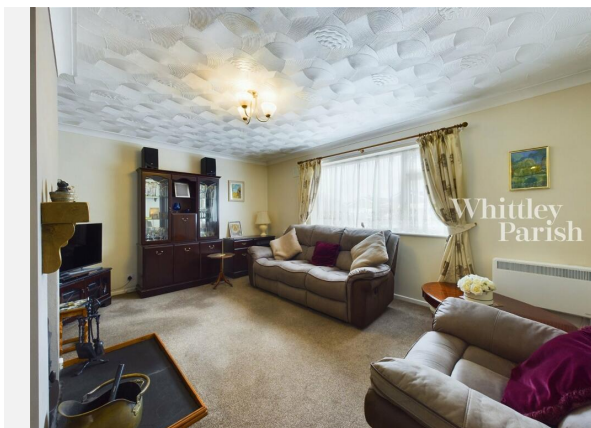
3 mb/s	41 mb/s	1000 mb/s

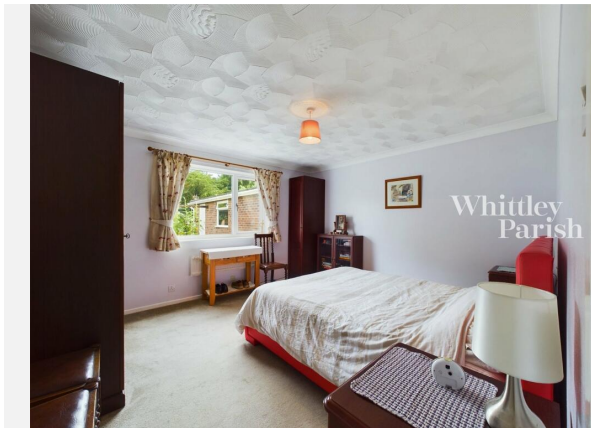
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





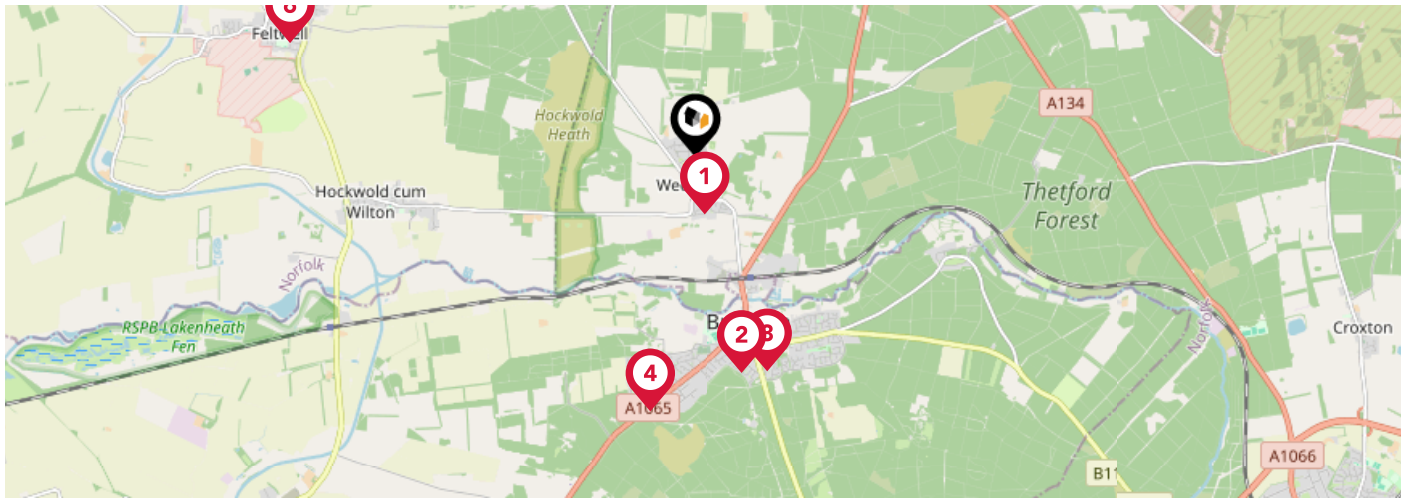




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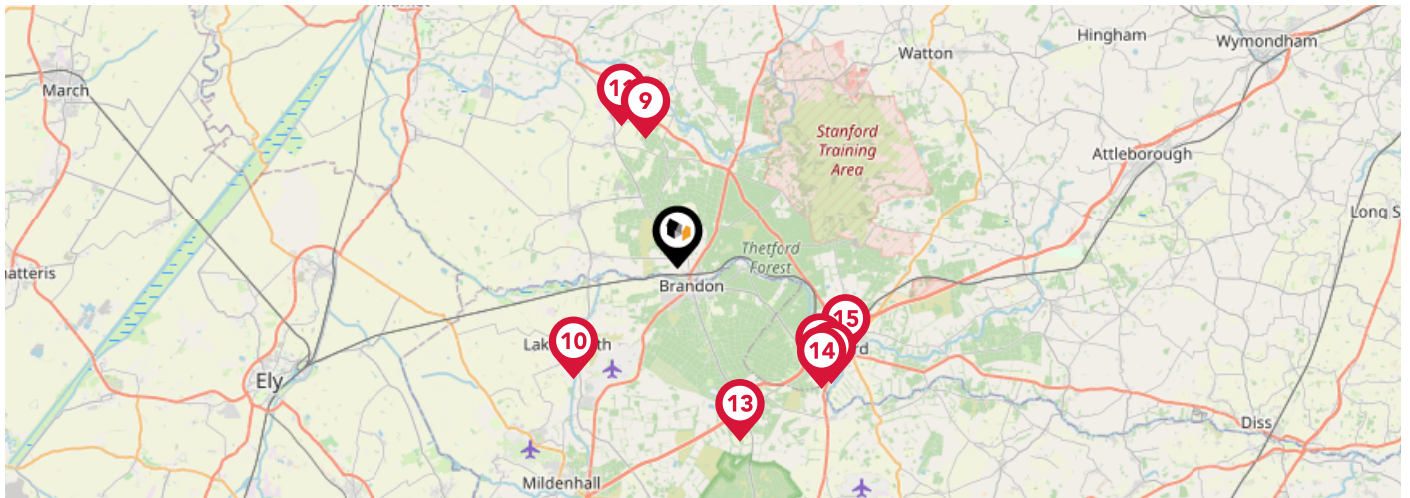


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Weeting Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 102 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Forest Academy Ofsted Rating: Good Pupils: 421 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Glade Academy Ofsted Rating: Good Pupils: 278 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	IES Breckland Ofsted Rating: Good Pupils: 499 Distance:2.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mundford Church of England Primary Academy Ofsted Rating: Good Pupils: 173 Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Edmund de Moundford VC Primary School, Feltwell Ofsted Rating: Good Pupils: 200 Distance:3.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Iceni Academy Ofsted Rating: Requires Improvement Pupils: 683 Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Duchy of Lancaster Methwold CofE Primary School Ofsted Rating: Good Pupils: 110 Distance:4.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

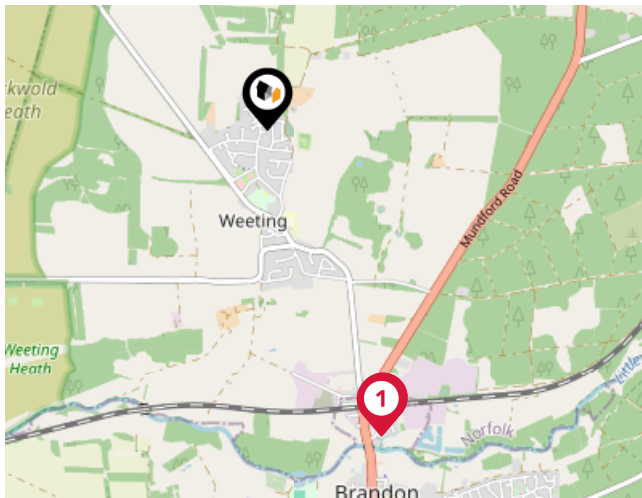
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Norman Church of England Primary School, Northwold Ofsted Rating: Requires Improvement Pupils: 93 Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lakenheath Community Primary School Ofsted Rating: Requires Improvement Pupils: 285 Distance:5.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sheridan House School Ofsted Rating: Good Pupils: 62 Distance:5.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bishop's Church of England Primary Academy Ofsted Rating: Inadequate Pupils: 421 Distance:6.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elveden Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 86 Distance:6.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redcastle Family School Ofsted Rating: Good Pupils: 246 Distance:6.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Thetford Academy Ofsted Rating: Good Pupils: 1121 Distance:6.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 203 Distance:6.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

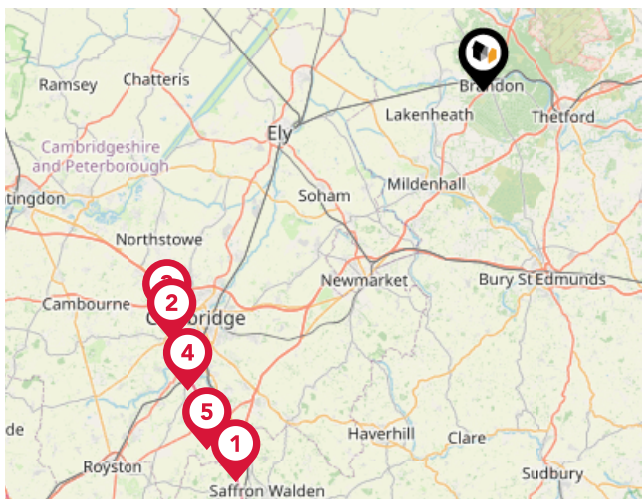
Area

Transport (National)



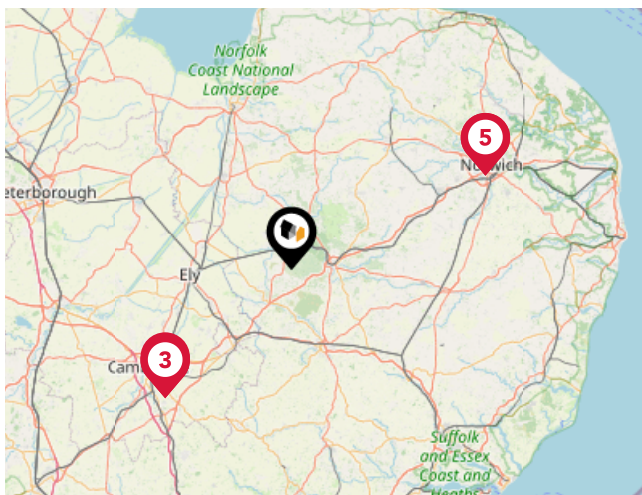
National Rail Stations

Pin	Name	Distance
1	Rail Station	1.47 miles
2	Entrance	1.47 miles
3	Brandon Rail Station	1.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	33.59 miles
2	M11 J13	28.95 miles
3	M11 J14	28.39 miles
4	M11 J11	30.56 miles
5	M11 J10	32.81 miles

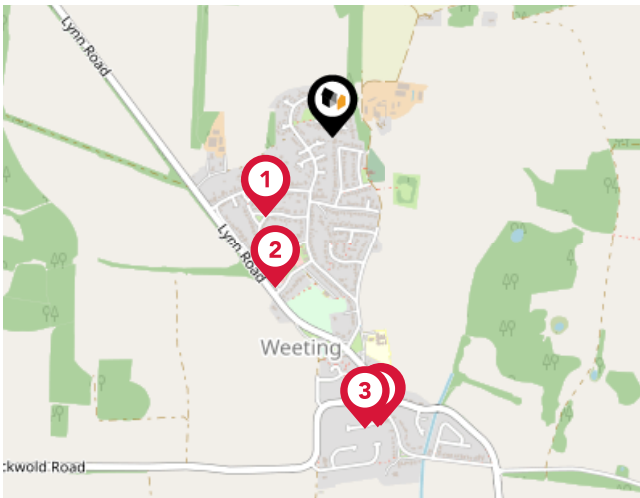


Airports/HELIPADS

Pin	Name	Distance
1	Cambridge Airport	26.04 miles
2	Cambridge Airport	26.18 miles
3	Cambridge Airport	26.18 miles
4	Norwich International Airport	31.04 miles
5	International Airport	31.04 miles

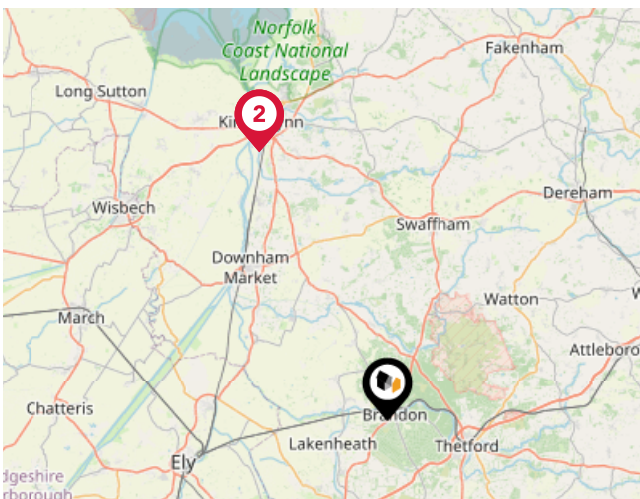
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cromwell Road	0.24 miles
2	Garage	0.36 miles
3	Park View	0.66 miles
4	Bus Shelter	0.66 miles
5	Bus Shelter	0.66 miles



Ferry Terminals

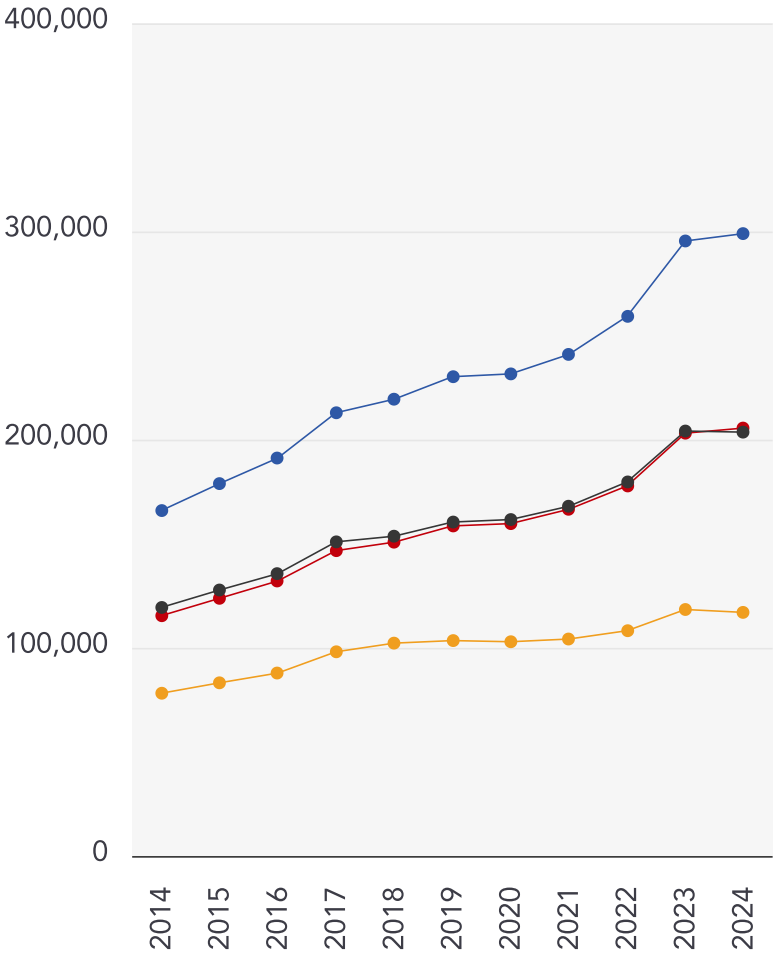
Pin	Name	Distance
1	King's Lynn Ferry Landing	21.55 miles
2	King's Lynn Ferry Landing	21.55 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP27



Detached

+80.17%

Terraced

+70.53%

Semi-Detached

+78.07%

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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