

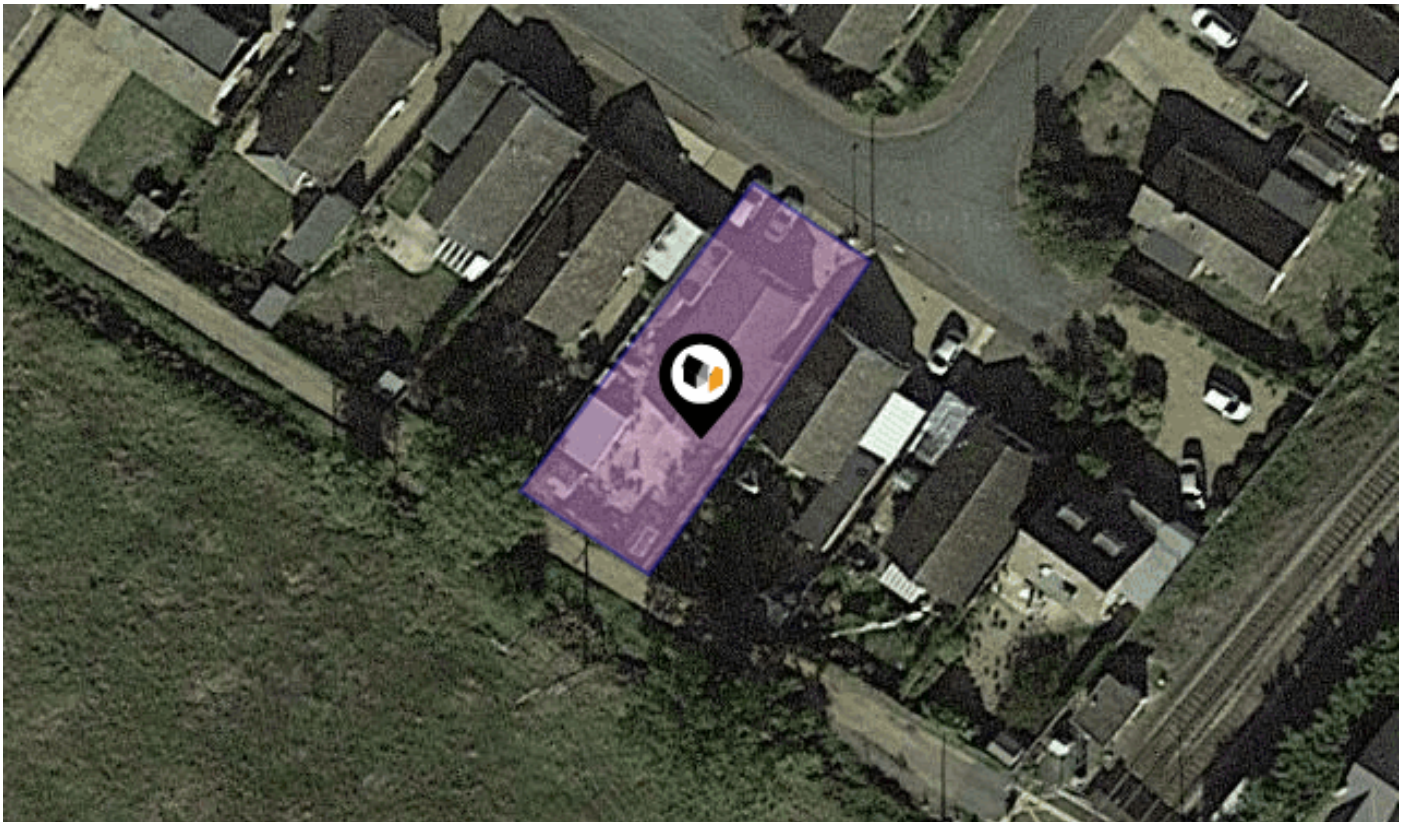


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 09<sup>th</sup> July 2024



**POPLAR WAY, ATTLEBOROUGH, NR17**

## Whittle Parish | Attleborough

Suva House Queens Square Attleborough NR17 2AF

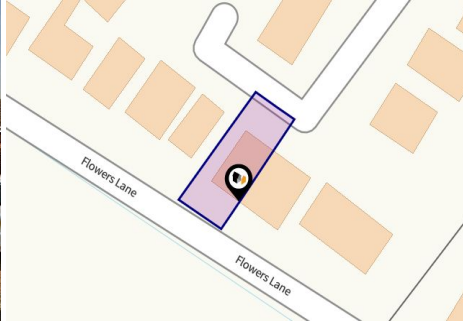
01953 711839

alex@whittleparish.com

www.whittleparish.com



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	904 ft <sup>2</sup> / 84 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,973		
<b>Title Number:</b>	NK511951		

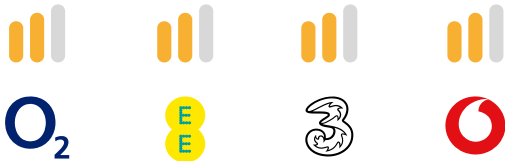
## Local Area

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

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

<b>12</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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

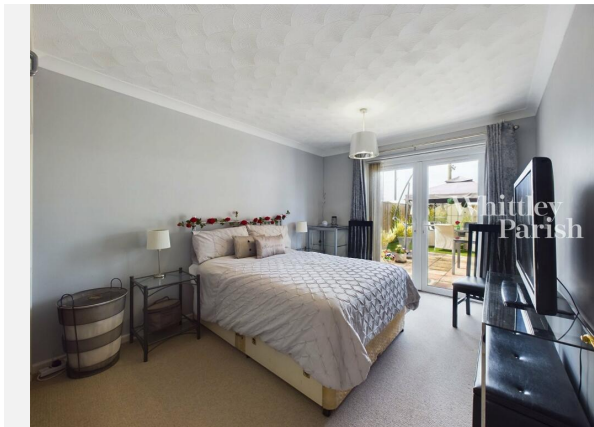
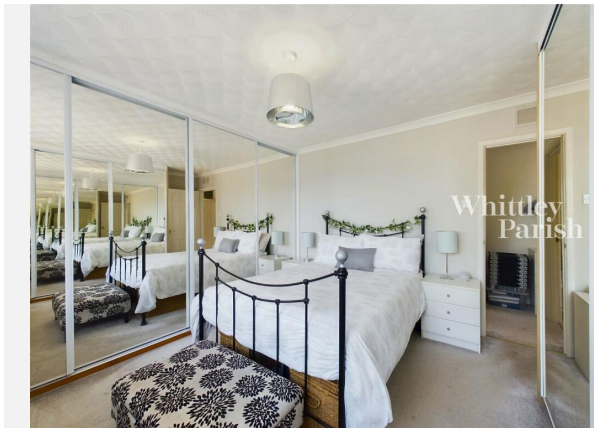


### Satellite/Fibre TV Availability:



# Gallery Photos









## POPLAR WAY, ATTLEBOROUGH, NR17





## POPLAR WAY, ATTLEBOROUGH, NR17





NR17

Energy rating

# D

Valid until 18.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



# Property

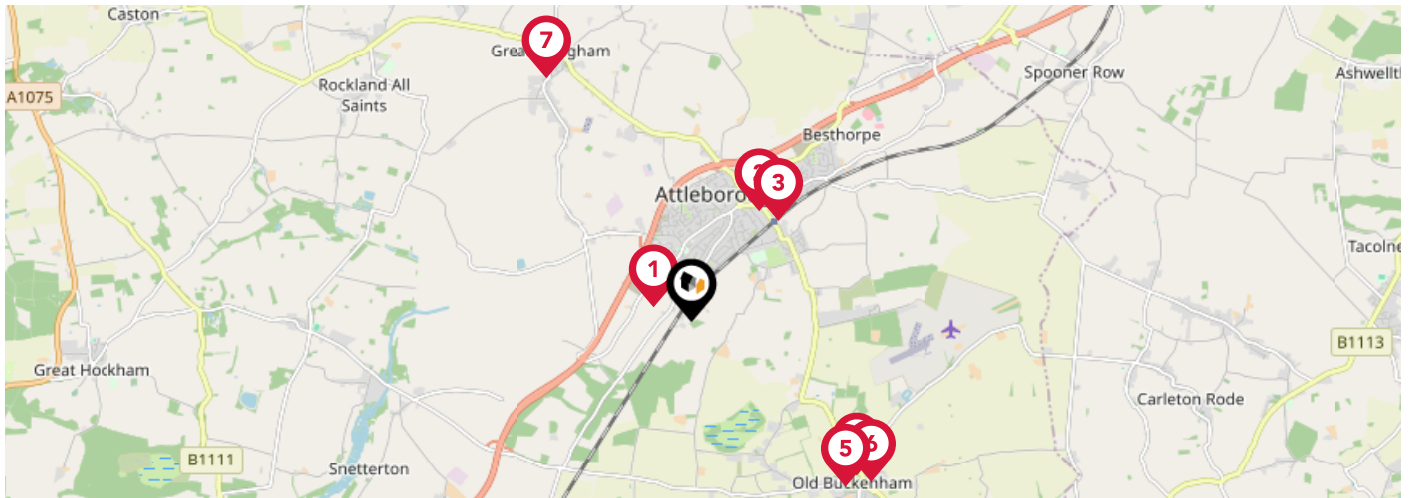
## EPC - Additional Data



### Additional EPC Data

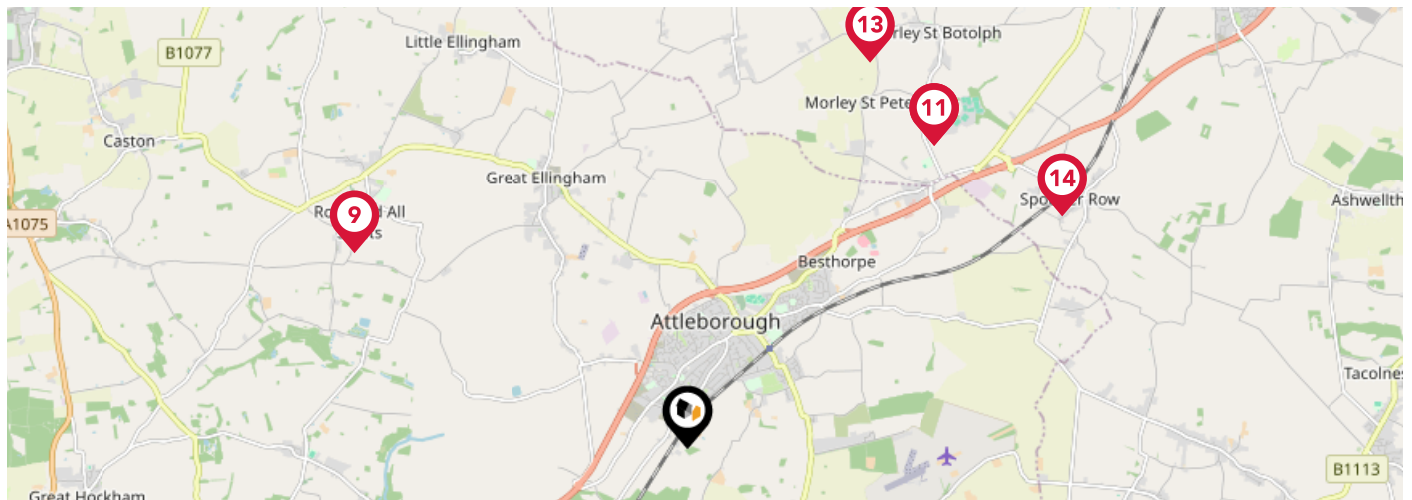
<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	84 m <sup>2</sup>

# Area Schools



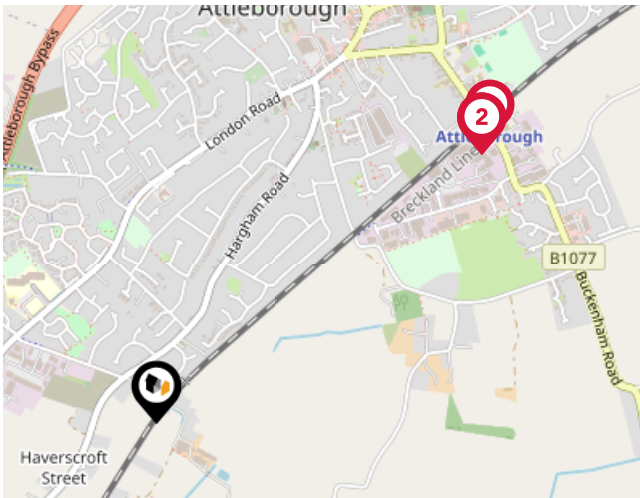
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Rosecroft Primary School</b> Ofsted Rating: Good   Pupils: 471   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Attleborough Academy</b> Ofsted Rating: Good   Pupils: 801   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Attleborough Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 362   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 219   Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 105   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 551   Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Great Ellingham Primary School</b> Ofsted Rating: Good   Pupils: 169   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Aurora Eccles School</b> Ofsted Rating: Not Rated   Pupils: 150   Distance:3.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



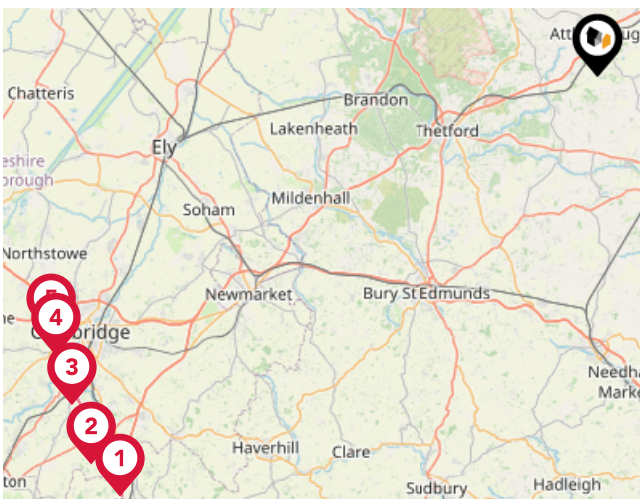
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Rocklands Community Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:3.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Wymondham College Prep School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Wymondham College</b> Ofsted Rating: Outstanding   Pupils: 1407   Distance:3.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Acorn Park School</b> Ofsted Rating: Inadequate   Pupils: 84   Distance:3.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Morley Church of England Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:3.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Spooner Row Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:3.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 111   Distance:4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Carleton Rode Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 48   Distance:4.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



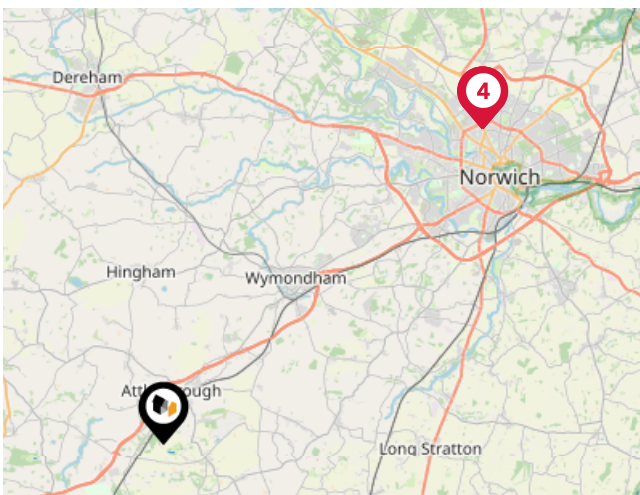
## National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	0.95 miles
2	Attleborough Rail Station	0.95 miles
3	Attleborough Rail Station	0.99 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.15 miles
2	M11 J10	46.2 miles
3	M11 J11	44.94 miles
4	M11 J13	44.08 miles
5	M11 J14	43.8 miles

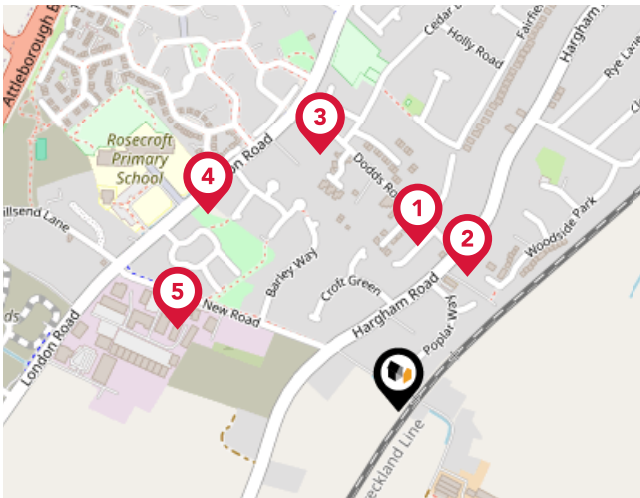


## Airports/Helipads

Pin	Name	Distance
1	International Airport	16.13 miles
2	Norwich International Airport	16.13 miles
3	Airport Passenger Terminal	16.18 miles
4	Norwich International Airport	16.18 miles

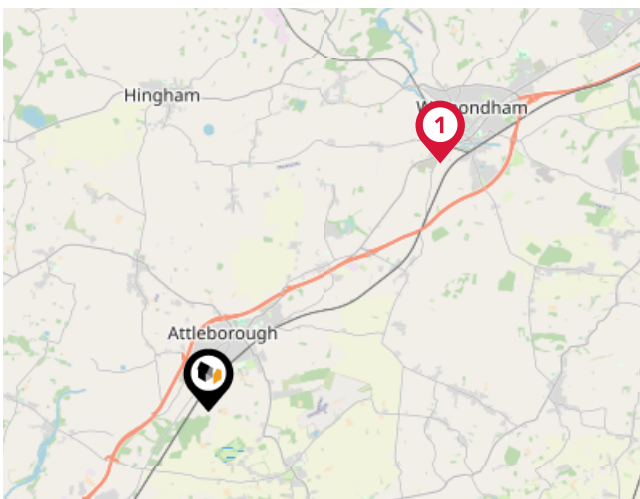
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Meadow Way	0.19 miles
2	Dodds Road	0.17 miles
3	London Road	0.3 miles
4	Rosecroft Primary School	0.31 miles
5	Industrial Estate	0.26 miles



### Local Connections

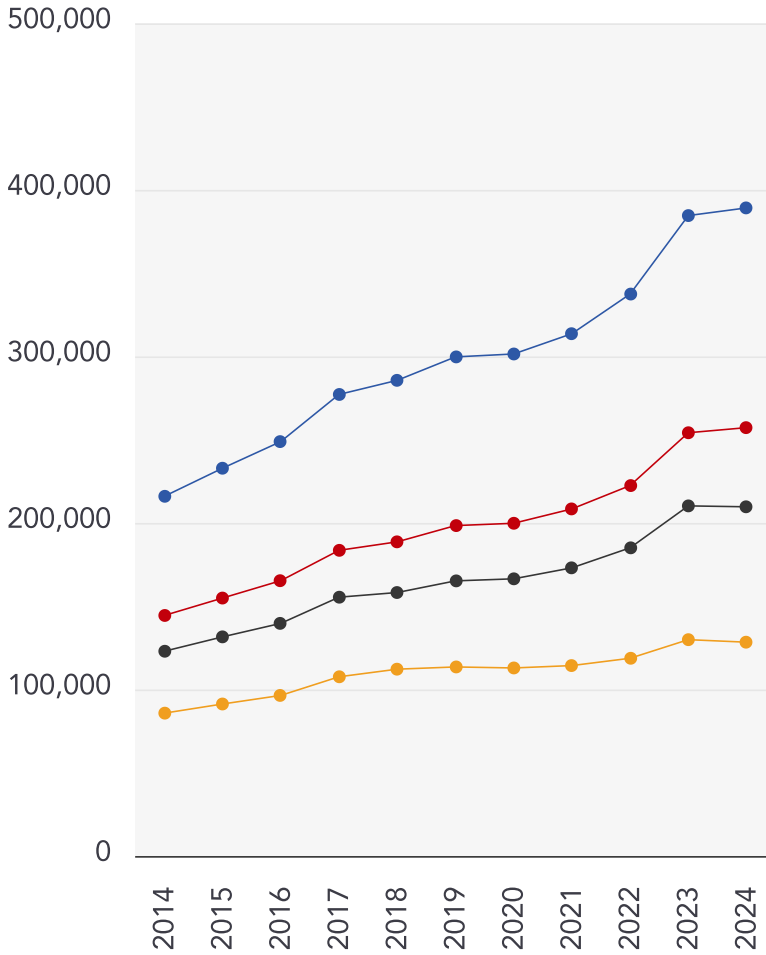
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	6.14 miles

# 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

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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](#)



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# Whittleby Parish | Attleborough

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