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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th August 2024



MILL STONE GREEN, WRETHAM, THETFORD, IP24

Whittley Parish | Attleborough

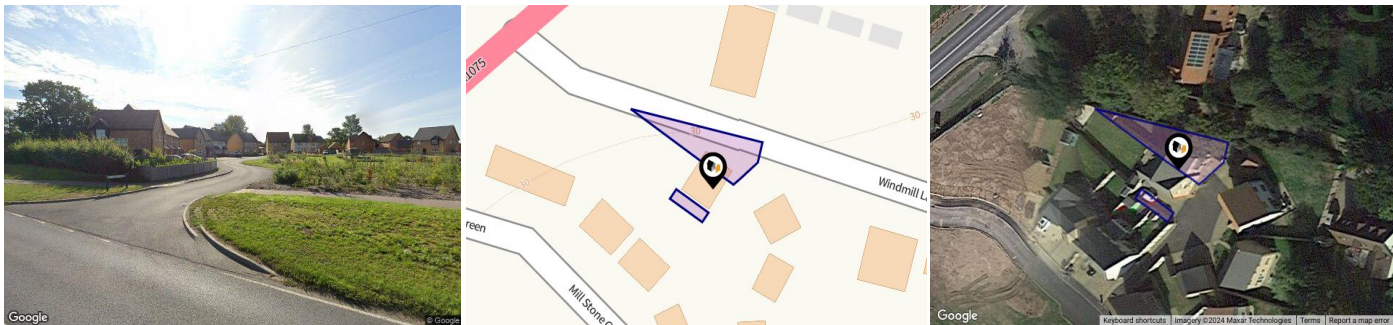
Suva House, Queens Square Attleborough NR17 2AF

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www.whittleyparish.com





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	678 ft ² / 63 m ²		
Plot Area:	0.06 acres		
Year Built :	2019		
Council Tax :	Band B		
Annual Estimate:	£1,726		
Title Number:	NK494219		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	2	71	-
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	No Risk			
• Surface Water	Very Low			

Mobile Coverage:
(based on calls indoors)



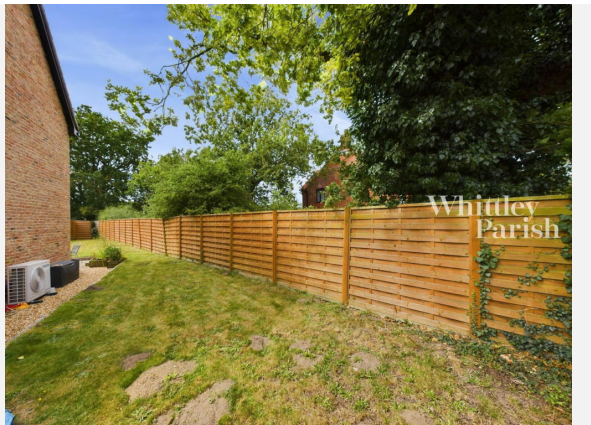
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos





MILL STONE GREEN, WRETHAM, THETFORD, IP24



Floor 0



Floor 1



Approximate total area⁽¹⁾
618.28 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Mill Stone Green, Wretham, IP24

Energy rating

B

Valid until 12.09.2028

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

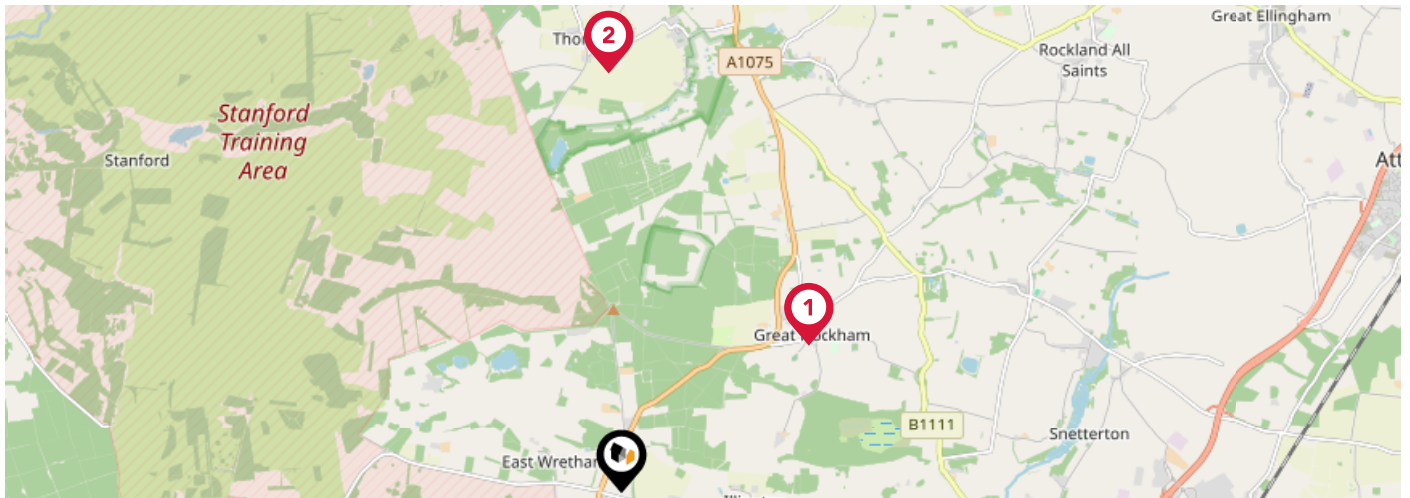
EPC - Additional Data



Additional EPC Data

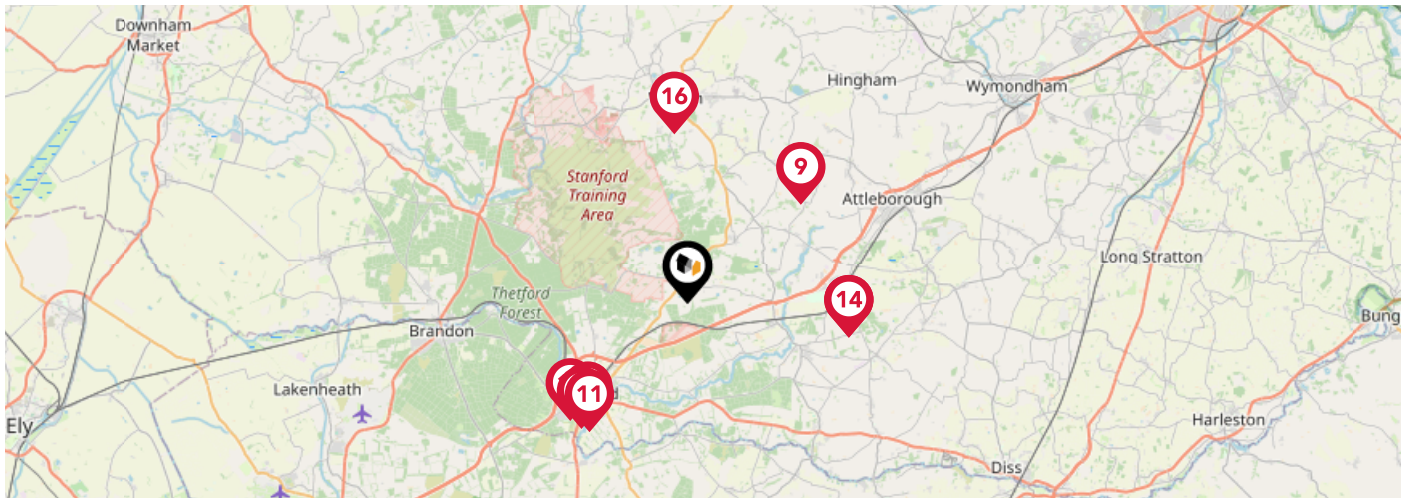
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m ² ·K
Total Floor Area:	63 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:2.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Thompson Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance:3.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance:4.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:4.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Raleigh Infant Academy Ofsted Rating: Good Pupils: 135 Distance:5.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Admirals Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:5.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:5.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Drake Primary School Ofsted Rating: Good Pupils: 417 Distance:5.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

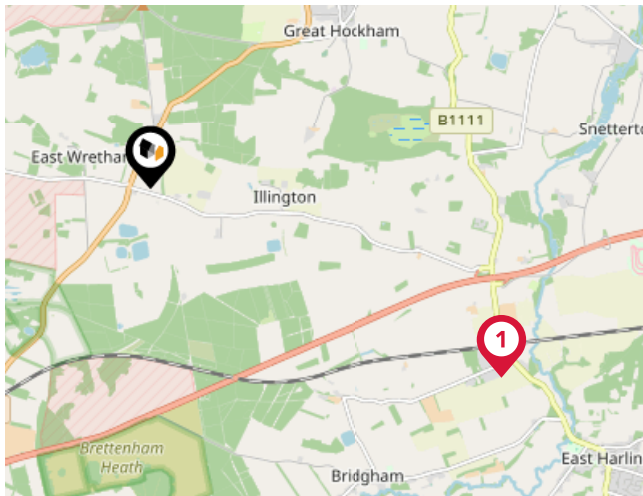
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:5.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 339 Distance:5.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Damara School Ofsted Rating: Good Pupils: 14 Distance:5.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:5.88</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:5.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:5.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 383 Distance:5.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Wayland Academy Ofsted Rating: Good Pupils: 569 Distance:6.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

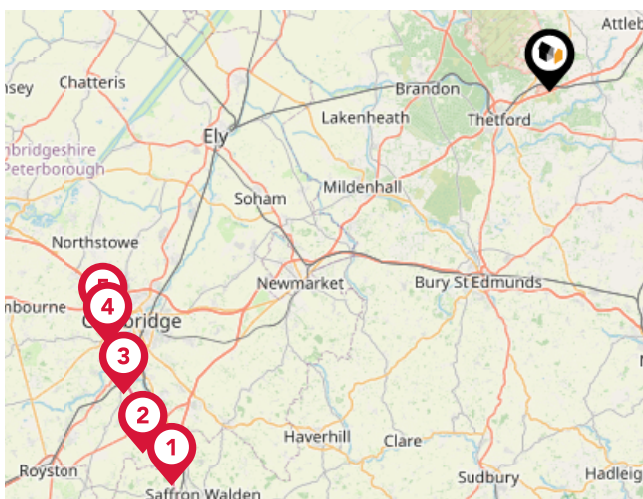
Area

Transport (National)



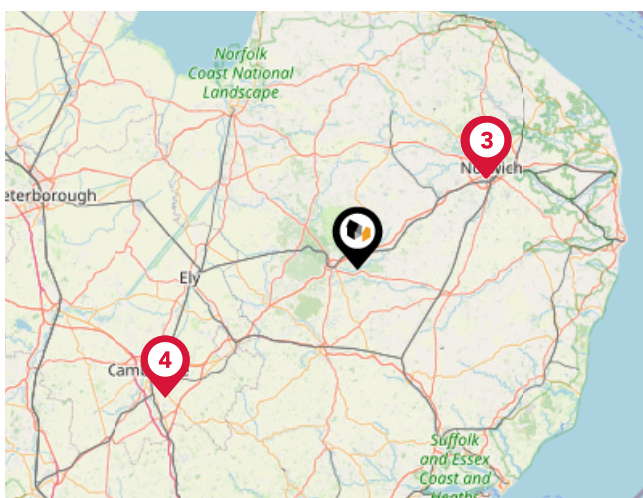
National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	3.6 miles
2	Thetford Rail Station	5.58 miles
3	Eccles Road Rail Station	5.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.69 miles
2	M11 J10	39.49 miles
3	M11 J11	37.96 miles
4	M11 J13	36.91 miles
5	M11 J14	36.57 miles

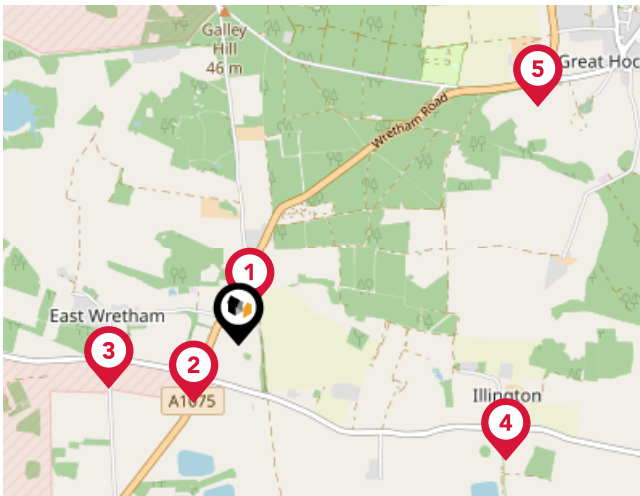


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	22.8 miles
2	International Airport	22.8 miles
3	Airport Passenger Terminal	22.86 miles
4	Cambridge Airport	33.56 miles

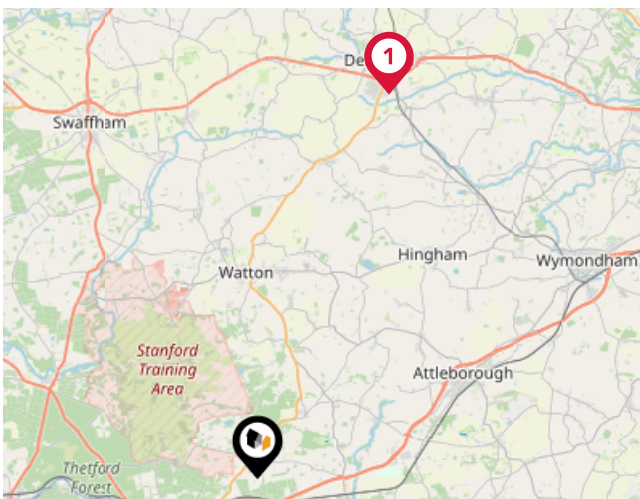
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dog & Partridge	0.17 miles
2	Village Sign	0.33 miles
3	Camp	0.62 miles
4	Illington Road	1.31 miles
5	turn	1.73 miles



Local Connections

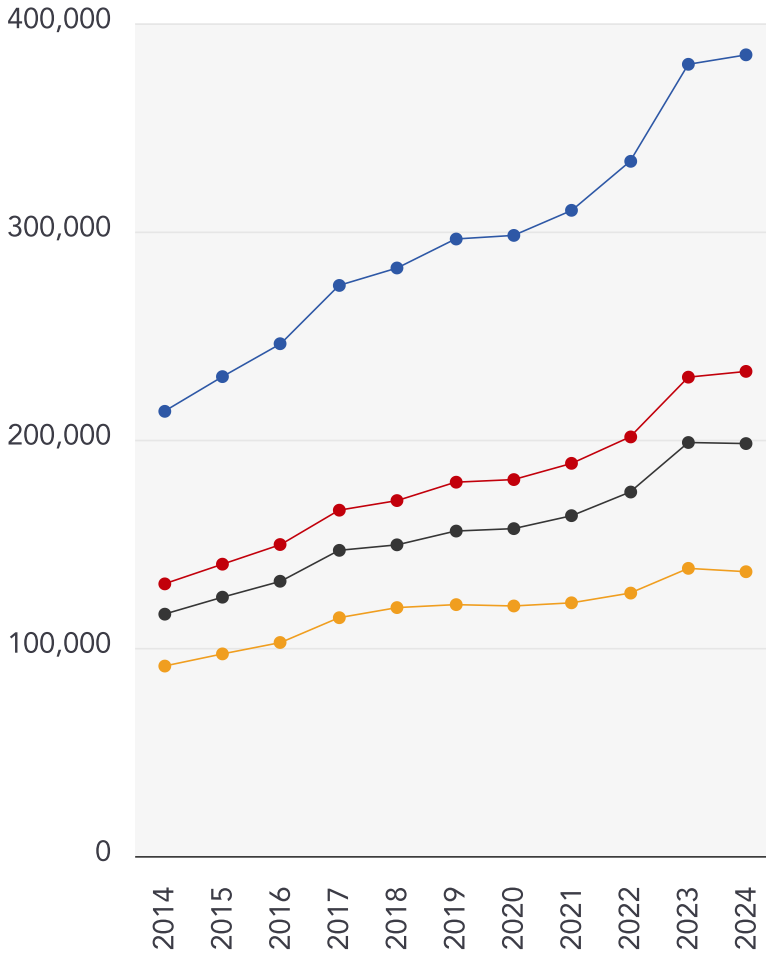
Pin	Name	Distance
1	Dereham (Mid Norfolk Railway)	14.65 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP24



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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