

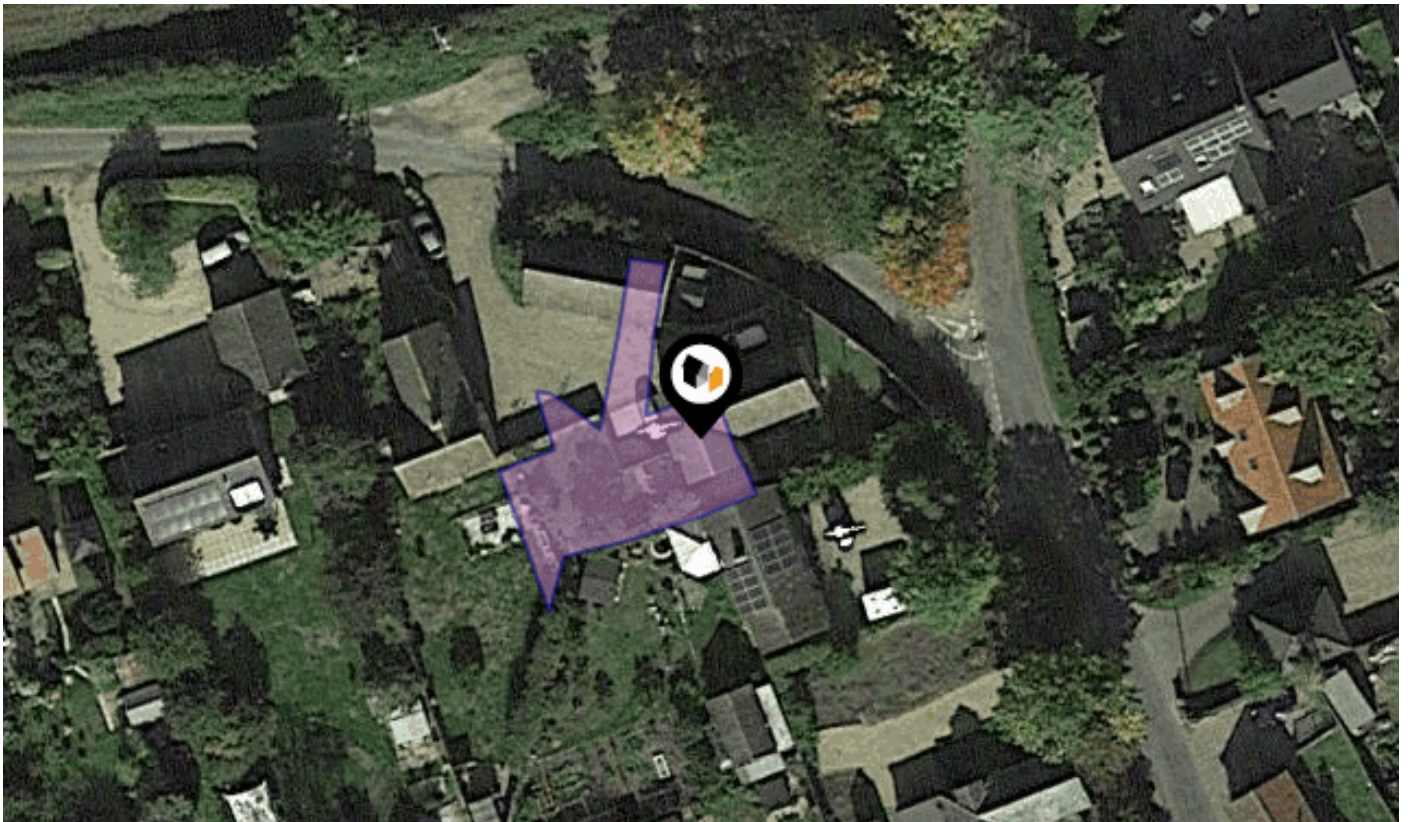


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th September 2024



WETHERALL CLOSE, BRIDGHAM, NORWICH, NR16

Whittley Parish | Attleborough

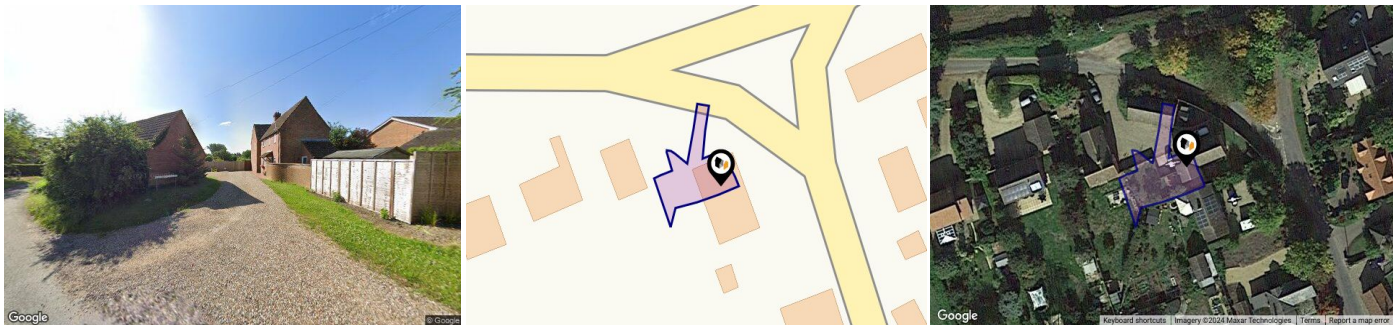
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	721 ft ² / 67 m ²		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,726		
Title Number:	NK96482		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	2	80	-
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	No Risk			
• Surface Water	Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



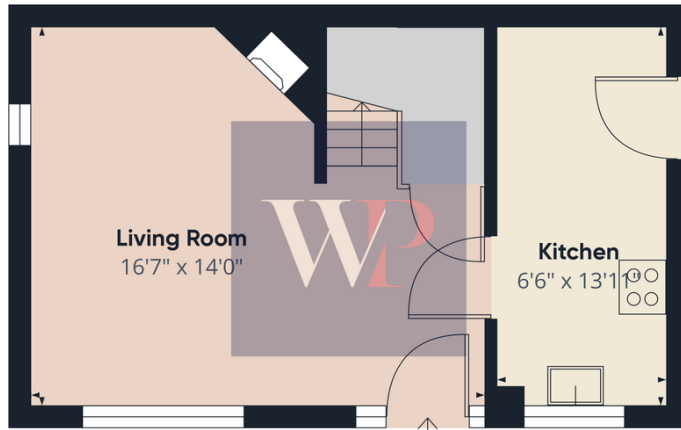
Gallery Photos







WETHERALL CLOSE, BRIDGHAM, NORWICH, NR16



Floor 0



Floor 1



Approximate total area⁽¹⁾
602.89 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.

GIRAFFE360



WETHERALL CLOSE, BRIDGHAM, NORWICH, NR16





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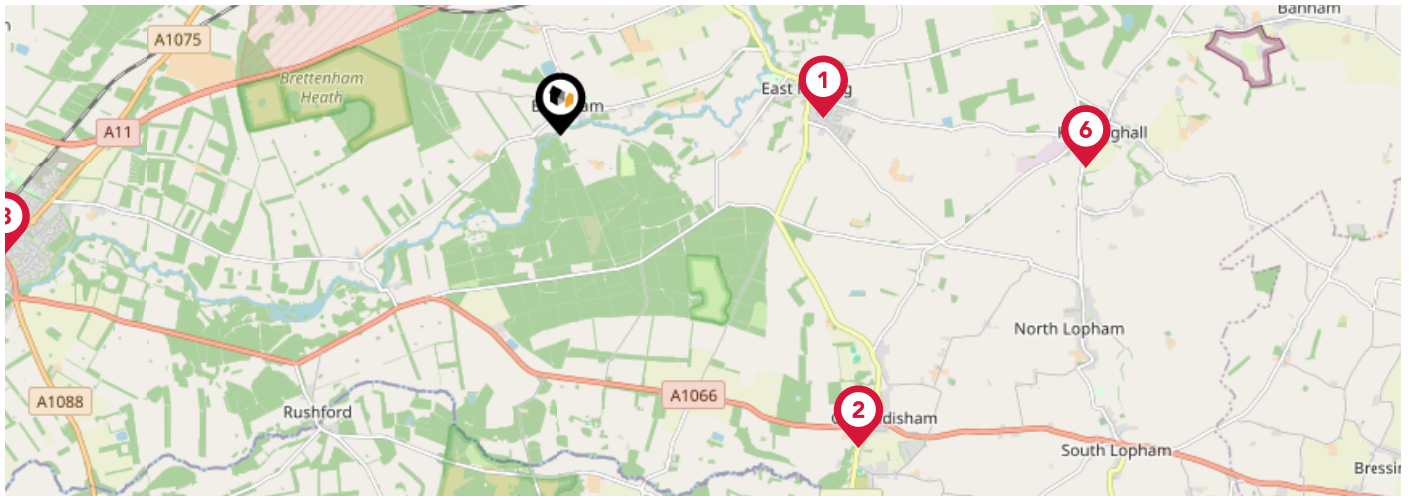
Energy rating

A

Valid until 27.08.2034

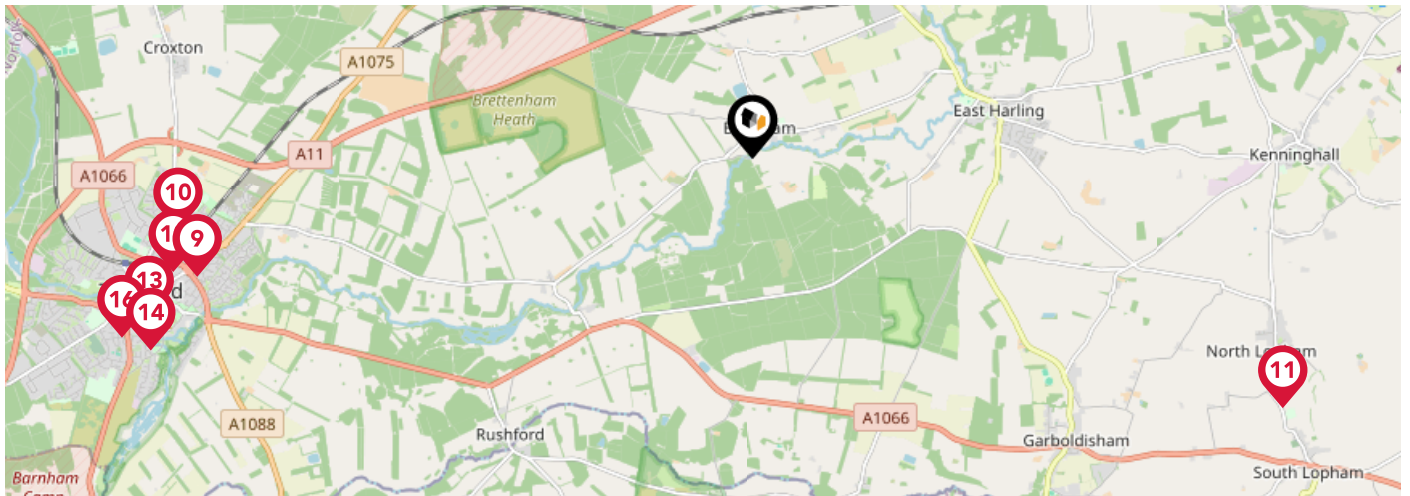
Score	Energy rating	Current	Potential
92+	A	95 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Area Schools



	Nursery	Primary	Secondary	College	Private
1 East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:4.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:4.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:4.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Raleigh Infant Academy Ofsted Rating: Good Pupils: 135 Distance:5.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

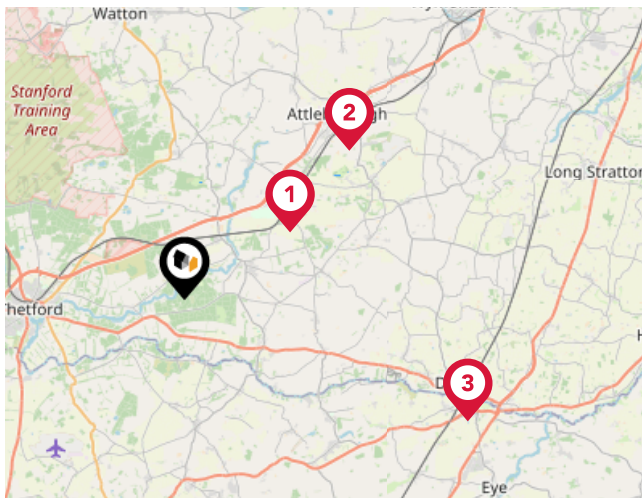
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Admirals Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:5.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance:5.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:5.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Drake Primary School Ofsted Rating: Good Pupils: 417 Distance:5.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 339 Distance:5.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Damara School Ofsted Rating: Good Pupils: 14 Distance:5.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:5.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:5.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

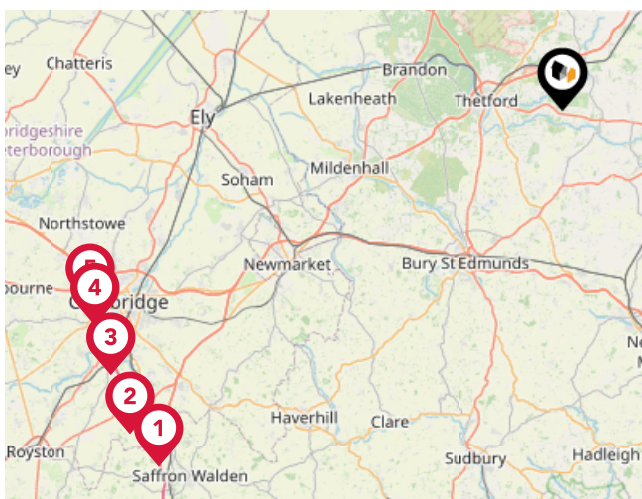
Area

Transport (National)



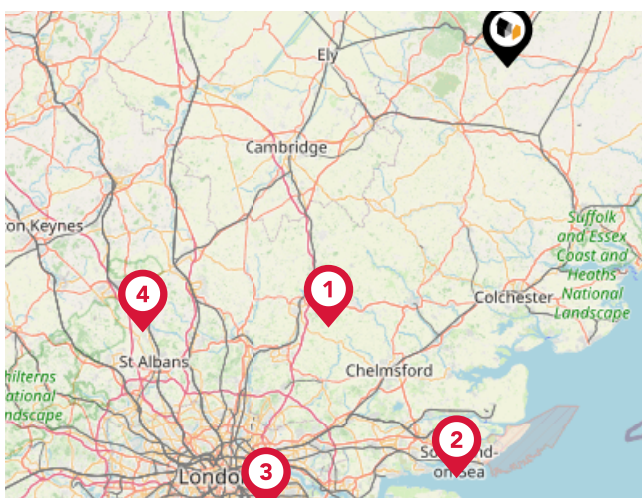
National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	4.5 miles
2	Attleborough Rail Station	8.05 miles
3	Diss Rail Station	11.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.08 miles
2	M11 J10	39.16 miles
3	M11 J11	38.01 miles
4	M11 J13	37.3 miles
5	M11 J14	37.1 miles

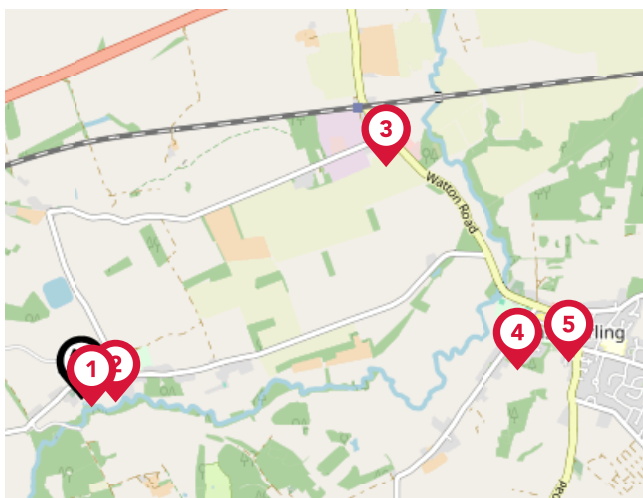


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	46.05 miles
2	Southend-on-Sea	60.5 miles
3	Silvertown	73.62 miles
4	Luton Airport	65.76 miles

Area

Transport (Local)

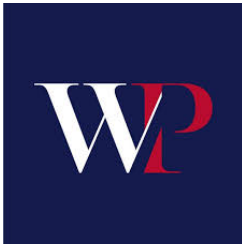


Bus Stops/Stations

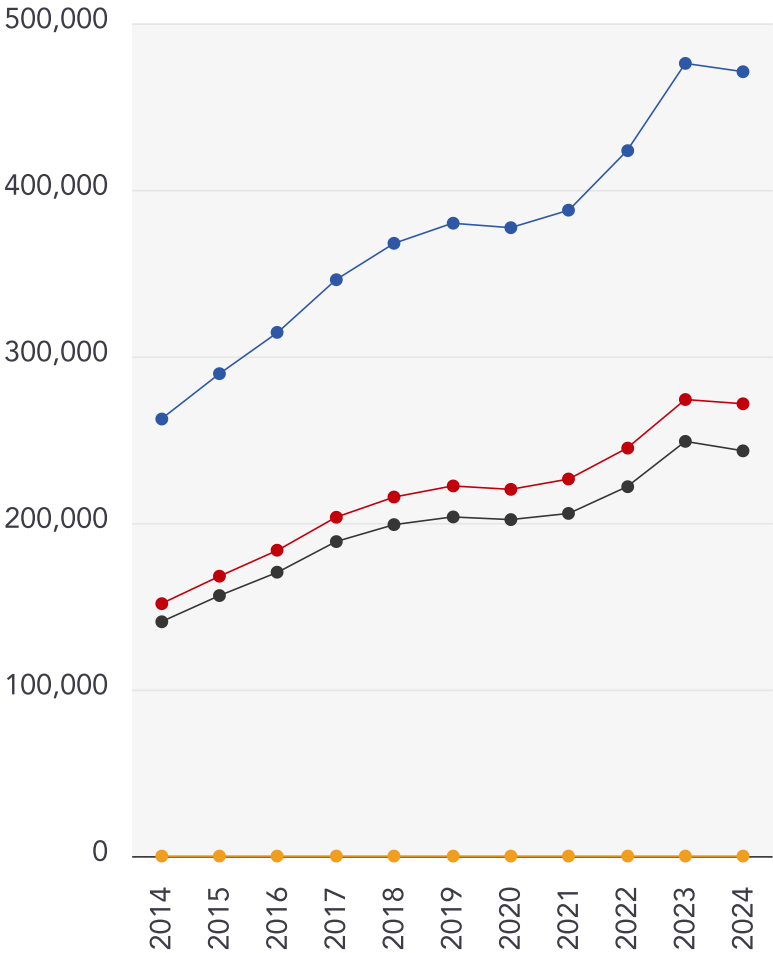
Pin	Name	Distance
1	Bus Shelter	0.05 miles
2	Chapel Lane	0.15 miles
3	Roudham Road	1.72 miles
4	Park Court	1.97 miles
5	Market Place	2.21 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR16



Detached

+79.46%

Semi-Detached

+79.21%

Terraced

+72.95%

Flat

+53.73%



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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