

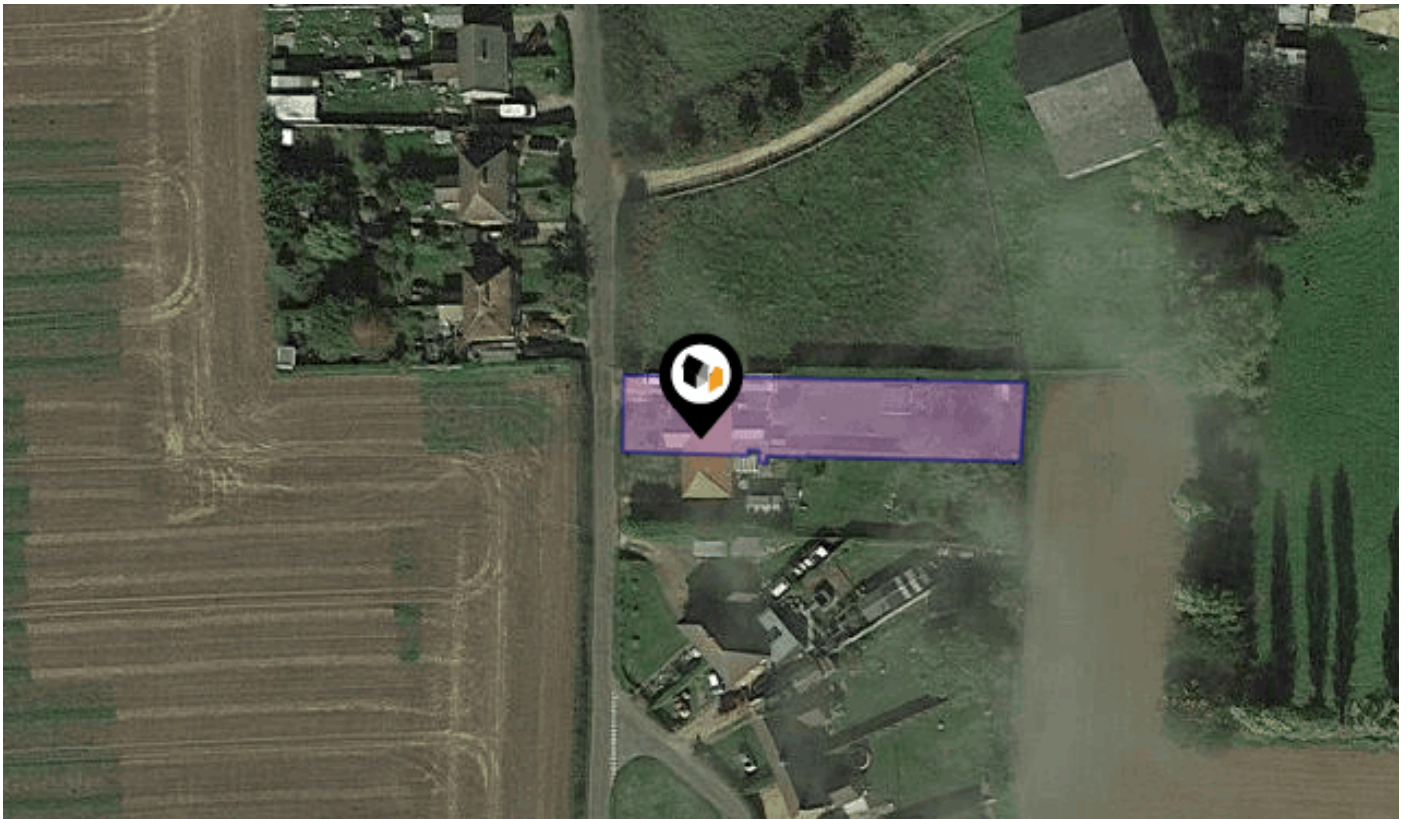


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd October 2024



RECTORY ROAD, ROCKLAND ALL SAINTS, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

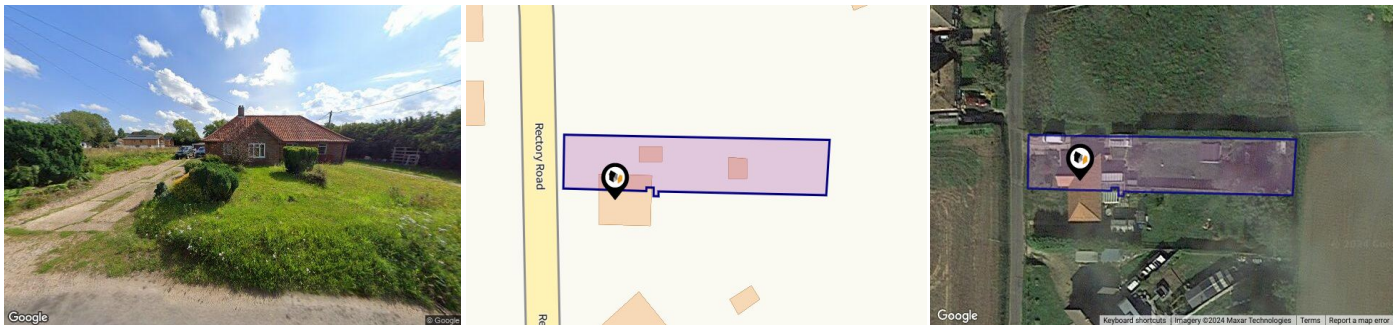
Suva House Queens Square Attleborough NR17 2AF

01953 711839

alex@whittleyparish.com

www.whittleyparish.com





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.21 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,726		
Title Number:	NK49269		

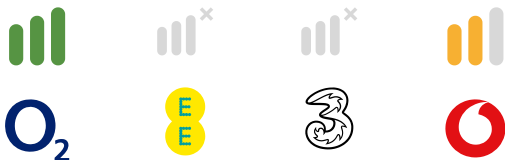
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







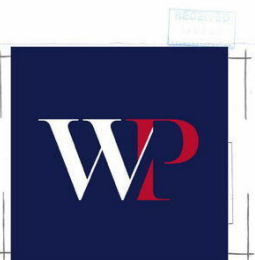
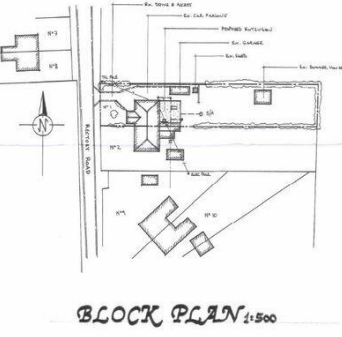
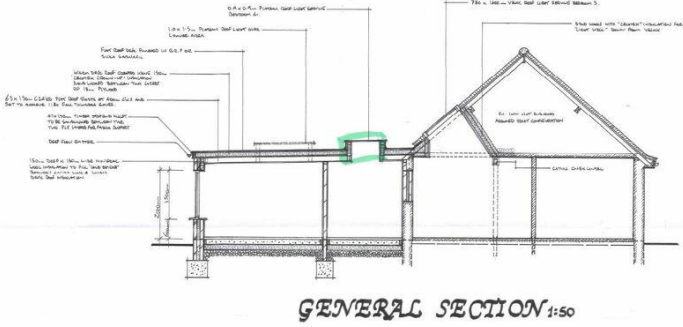
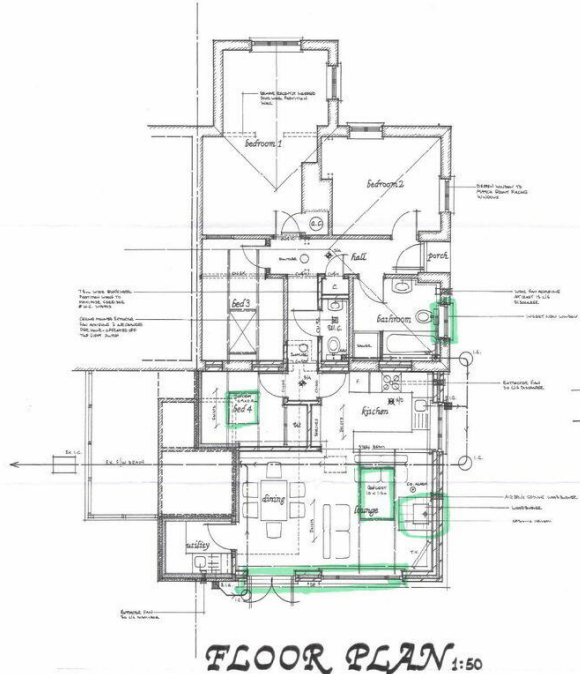


**RECTORY ROAD, ROCKLAND ALL SAINTS,
ATTLEBOROUGH, NR17**

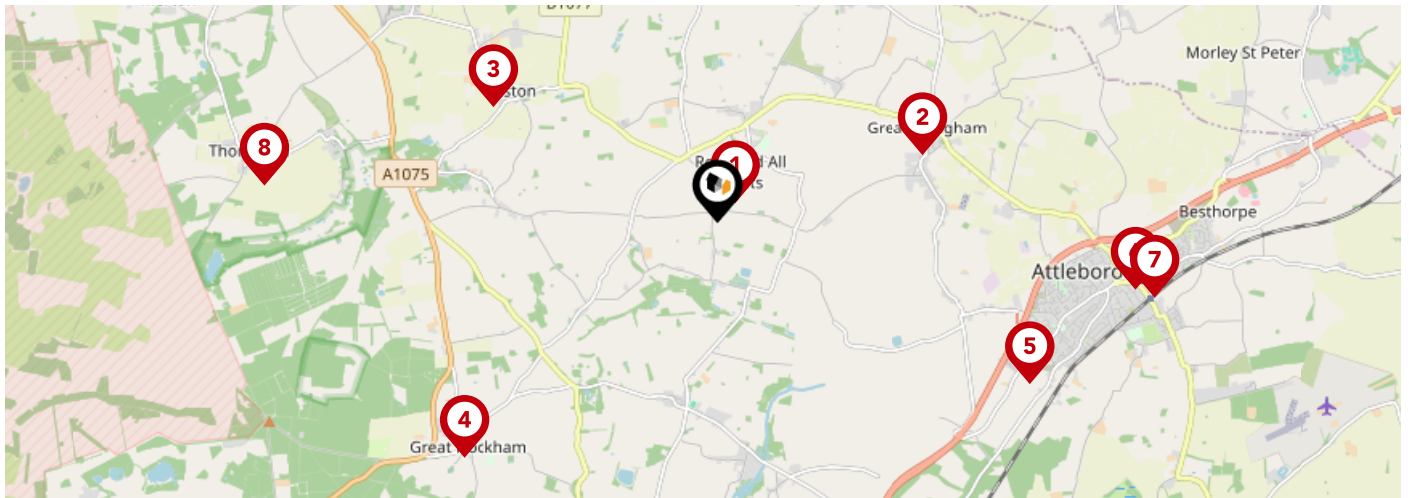


**RECTORY ROAD, ROCKLAND ALL SAINTS,
ATTLEBOROUGH, NR17**

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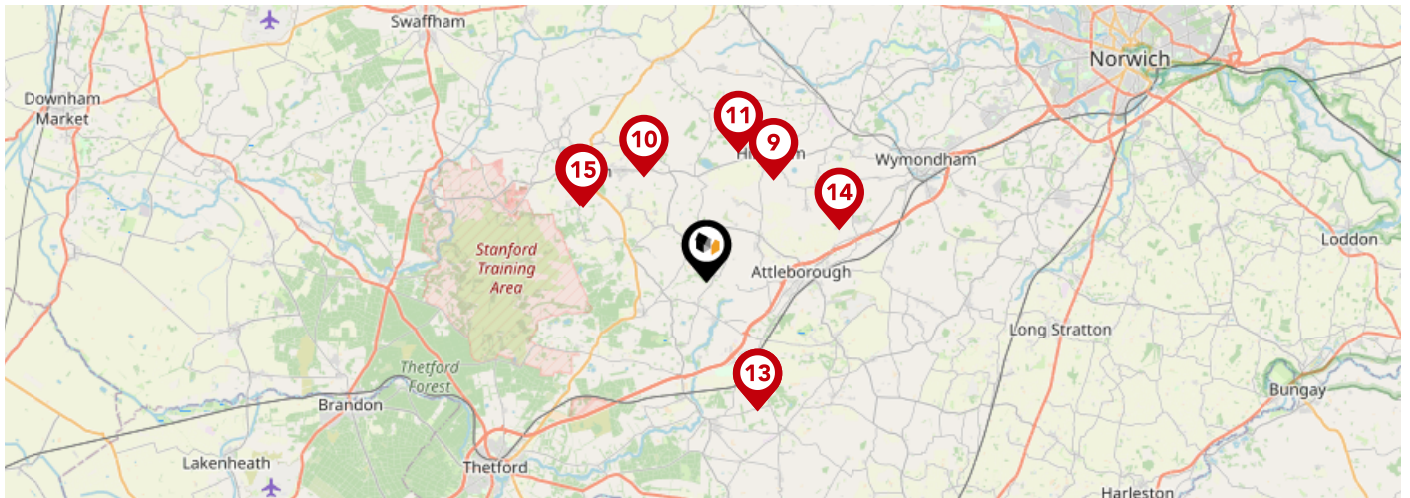










Area Schools



	Nursery	Primary	Secondary	College	Private
1 Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:3.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Thompson Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

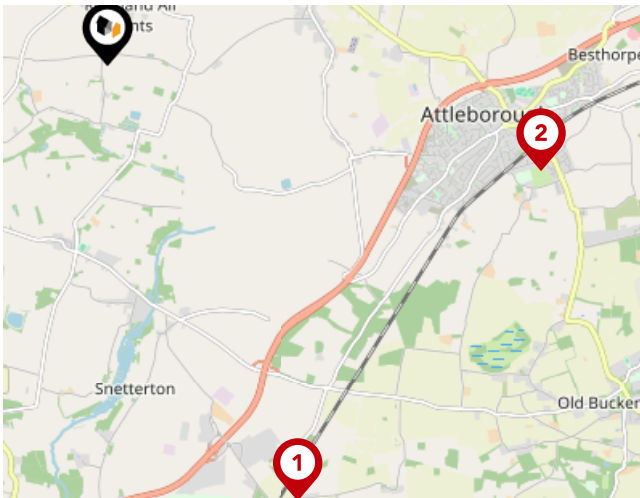
Area Schools



	Nursery	Primary	Secondary	College	Private
 Hingham Primary School Ofsted Rating: Good Pupils: 171 Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Peter and St Paul Church of England Primary Academy & Nursery Ofsted Rating: Good Pupils: 191 Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kingsbrook School Ofsted Rating: Good Pupils: 14 Distance:4.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Morley Church of England Primary Academy Ofsted Rating: Good Pupils: 128 Distance:5.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wayland Academy Ofsted Rating: Good Pupils: 569 Distance:5.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Watton Westfield Infant and Nursery School Ofsted Rating: Good Pupils: 294 Distance:5.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

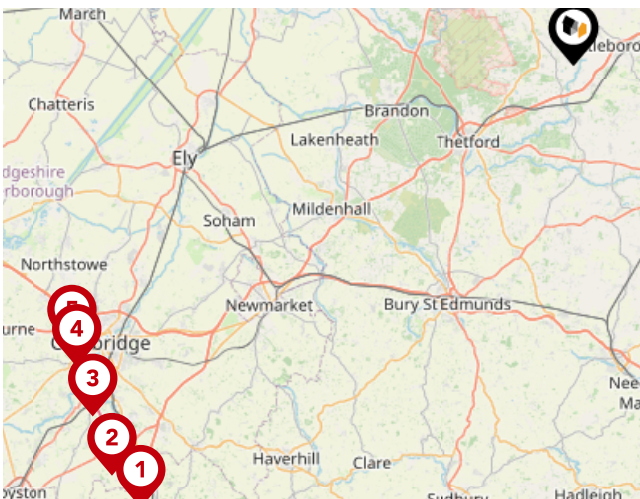
Area

Transport (National)



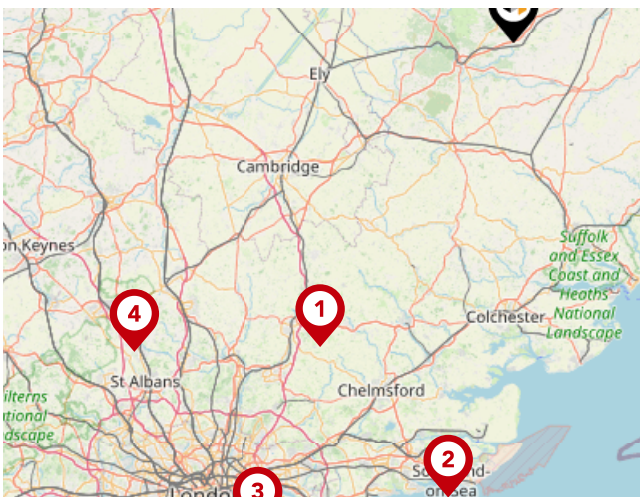
National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	4.28 miles
2	Attleborough Rail Station	4.02 miles
3	Wymondham Abbey (Mid Norfolk Railway)	7.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	44.94 miles
2	M11 J10	44.76 miles
3	M11 J11	43.2 miles
4	M11 J13	42.09 miles
5	M11 J14	41.71 miles

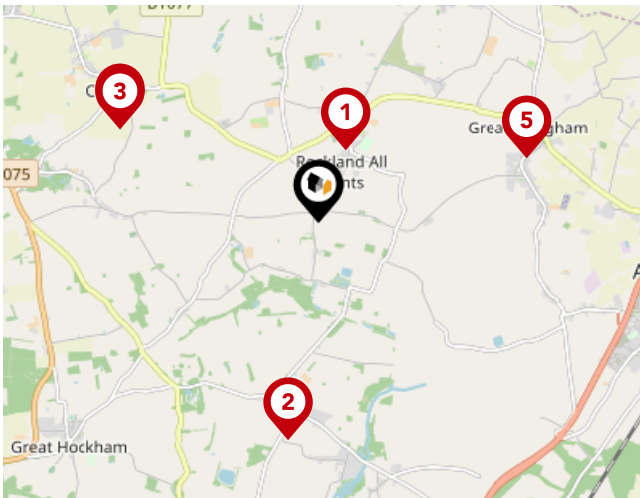


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	52.46 miles
2	Southend-on-Sea	67.05 miles
3	Silvertown	80.17 miles
4	Luton Airport	71.23 miles

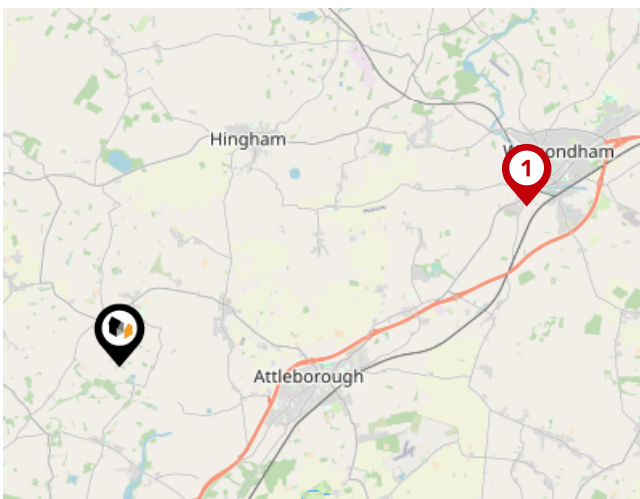
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Village Sign	0.7 miles
2	Post Office	1.98 miles
3	Green	1.99 miles
4	Attleborough Road	2 miles
5	Chequers Lane	1.96 miles



Local Connections

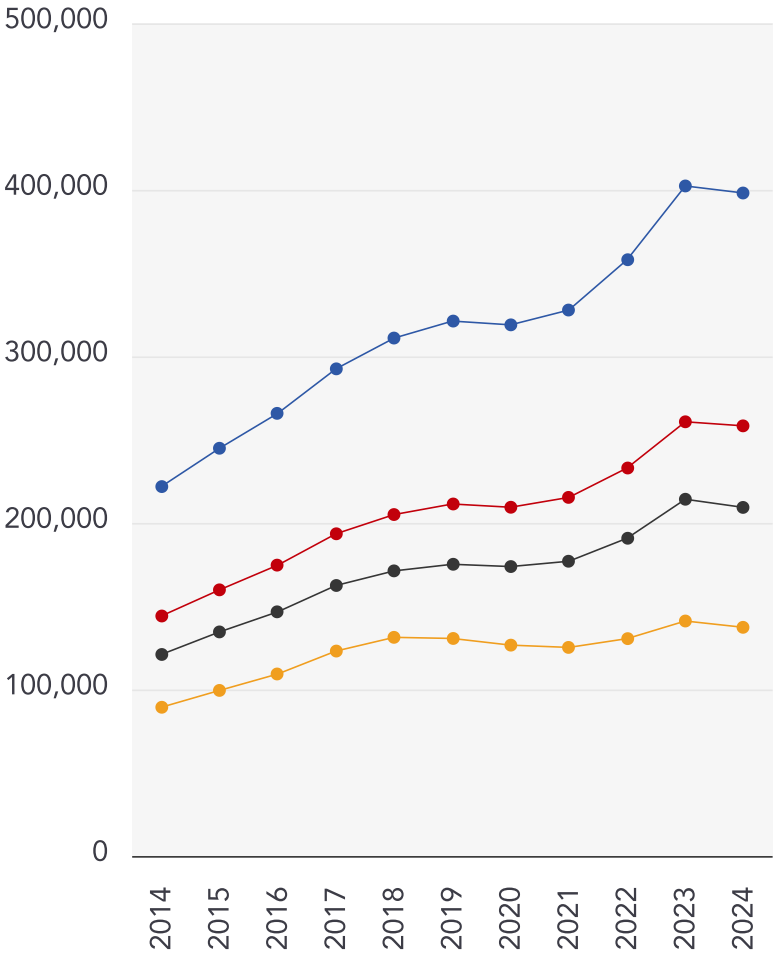
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	7.89 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR17



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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Whittleby Parish | Attleborough

Suva House Queens Square Attleborough
NR17 2AF
01953 711839
alex@whittlebyparish.com
www.whittlebyparish.com

