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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th October 2024



BREWSTERS, EAST HARLING, NORWICH, NR16

Whittley Parish | Attleborough

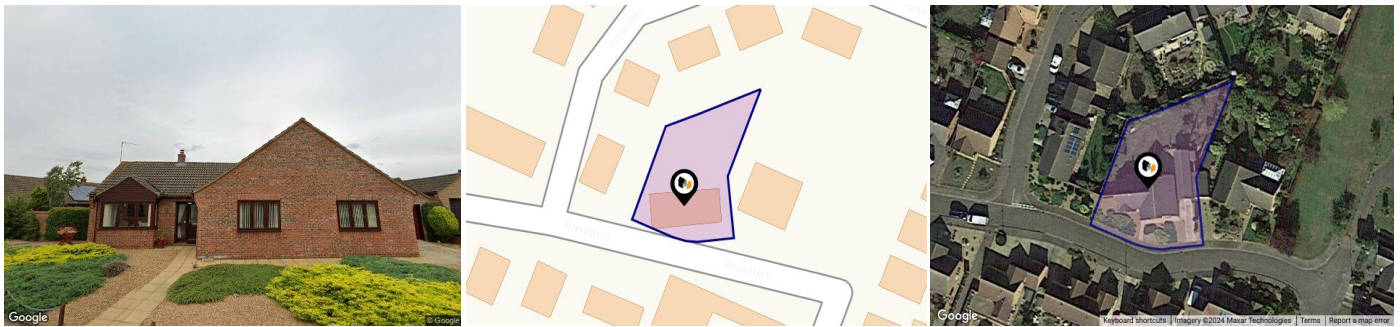
Suva House Queens Square Attleborough NR17 2AF

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www.whittleyparish.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.2 acres		
Year Built :	1997		
Council Tax :	Band E		
Annual Estimate:	£2,713		
Title Number:	NK203648		

Local Area

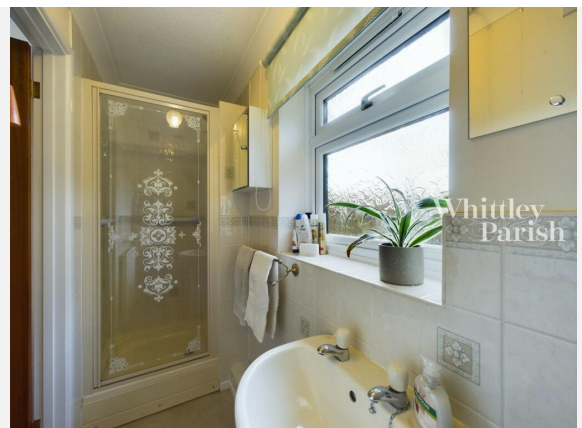
Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	15	79	-
Flood Risk:		mb/s	mb/s	mb/s
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>No Risk</p> <p>Low</p>			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Gallery Photos







BREWSTERS, EAST HARLING, NORWICH, NR16





BREWSTERS, EAST HARLING, NORWICH, NR16





Brewsters, East Harling, NR16

Energy rating

D

Valid until 26.06.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

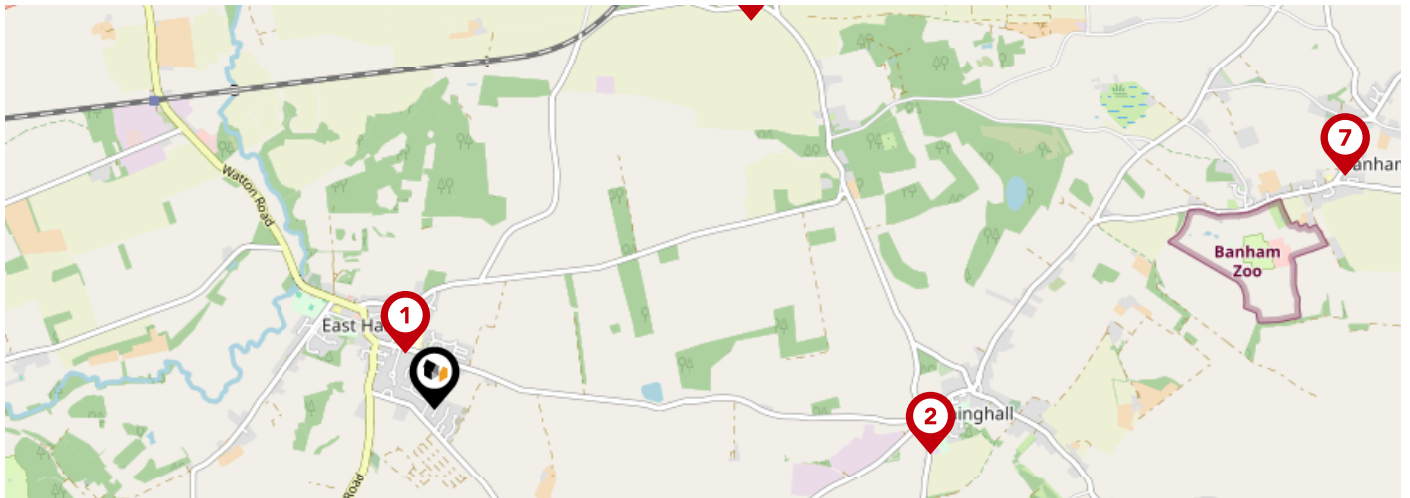
EPC - Additional Data



Additional EPC Data

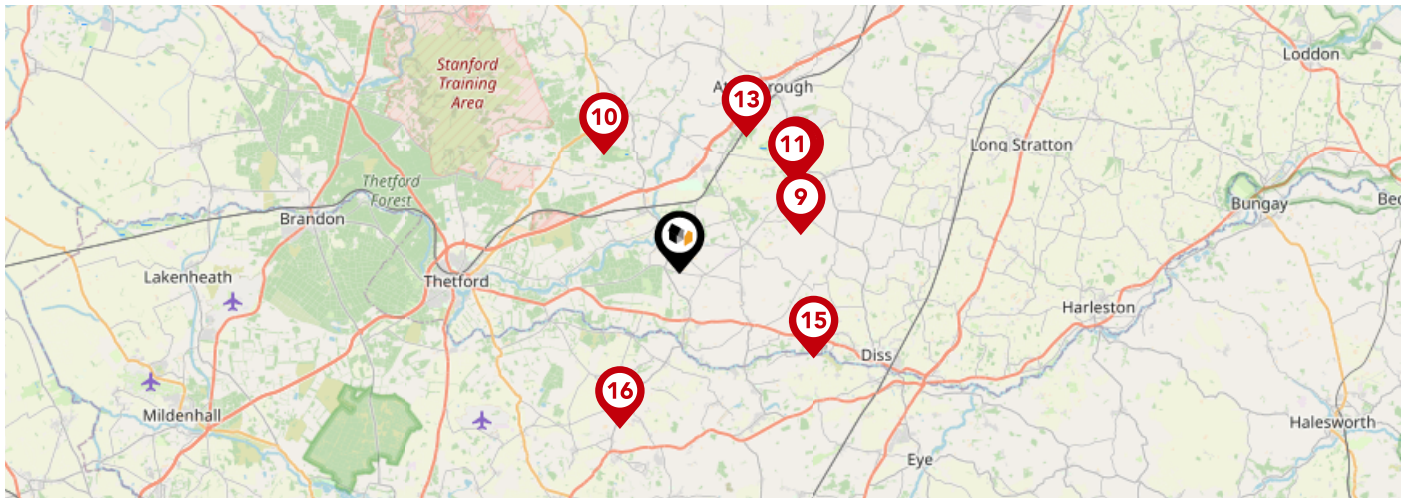
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	111 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:2.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:2.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:4.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:4.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
 Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:4.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:5.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:5.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:5.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:5.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:5.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:5.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:6.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

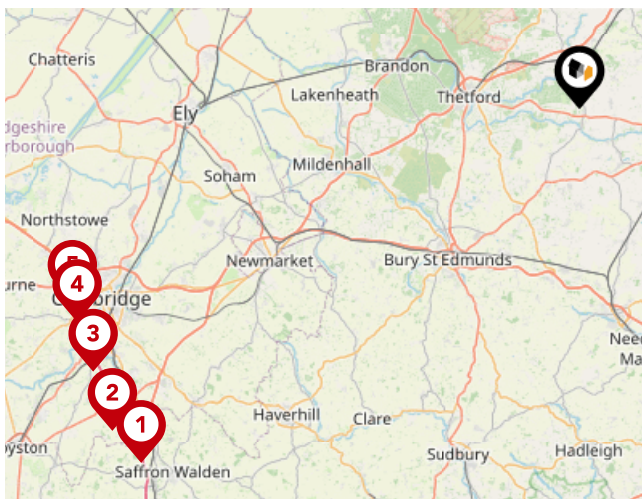
Area

Transport (National)



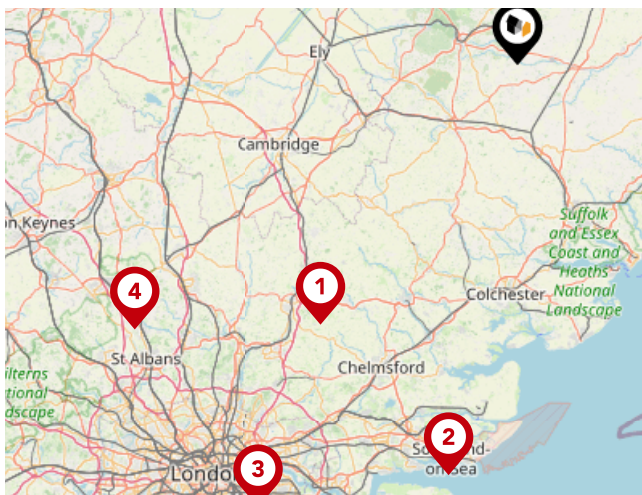
National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	2.8 miles
2	Attleborough Rail Station	6.48 miles
3	Diss Rail Station	8.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	40.96 miles
2	M11 J10	41.16 miles
3	M11 J11	40.17 miles
4	M11 J13	39.56 miles
5	M11 J14	39.4 miles

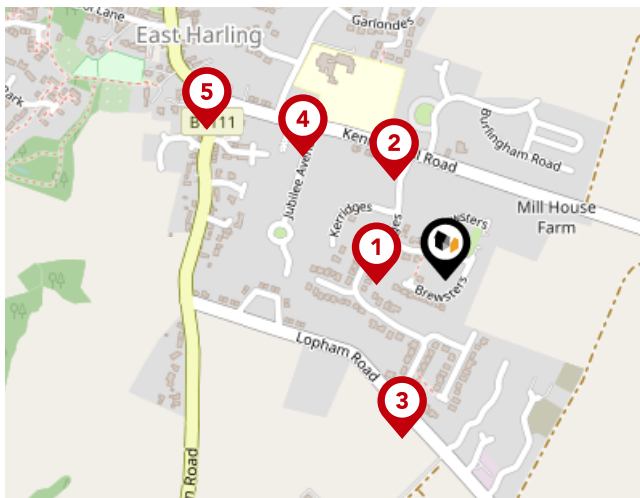


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	47.47 miles
2	Southend-on-Sea	60.79 miles
3	Silvertown	74.8 miles
4	Luton Airport	67.77 miles

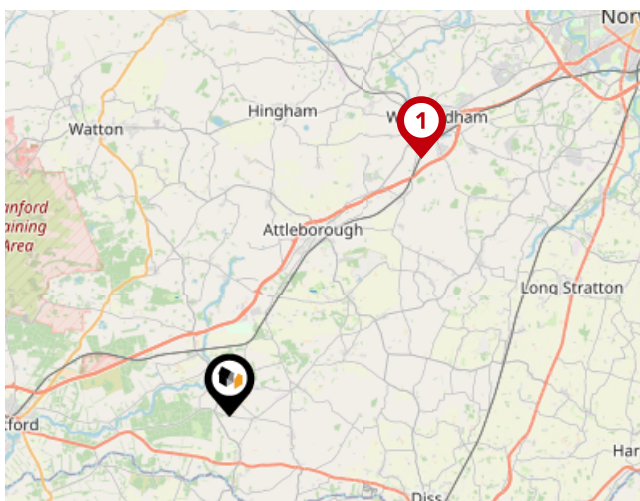
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brewsters	0.08 miles
2	Kerridges	0.13 miles
3	Hambling's Piece	0.19 miles
4	Jubilee Avenue	0.21 miles
5	Pound Corner	0.32 miles



Local Connections

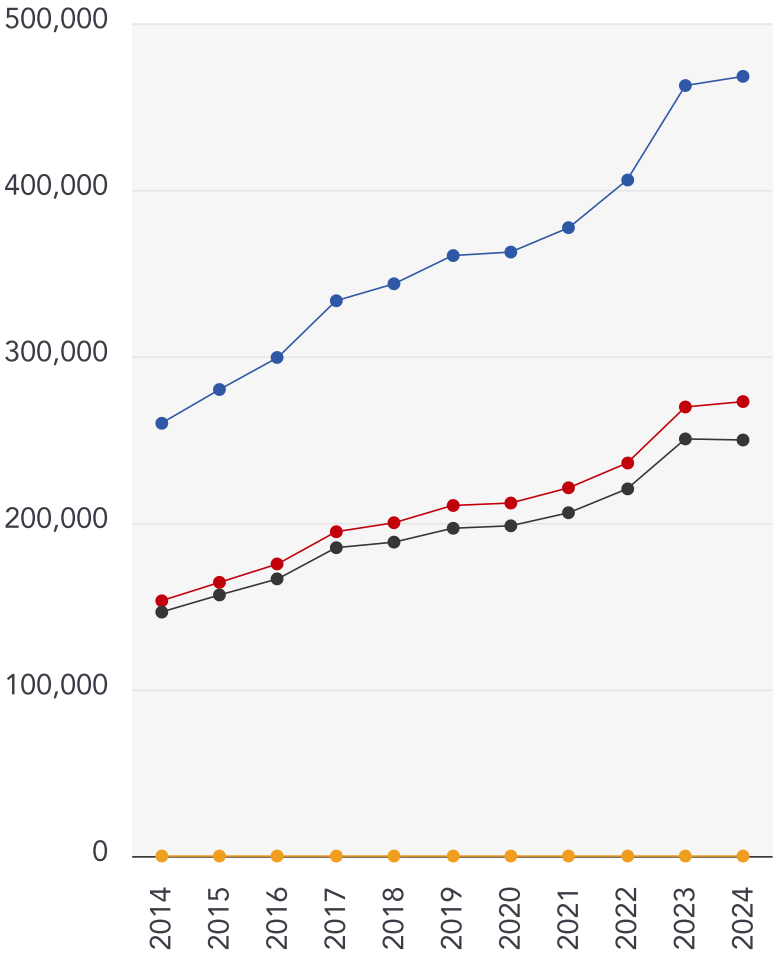
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	11.6 miles

Market

House Price Statistics



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



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%



Whittleby Parish | Attleborough

At Whittleby 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 Whittleby 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 Whittleby 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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