

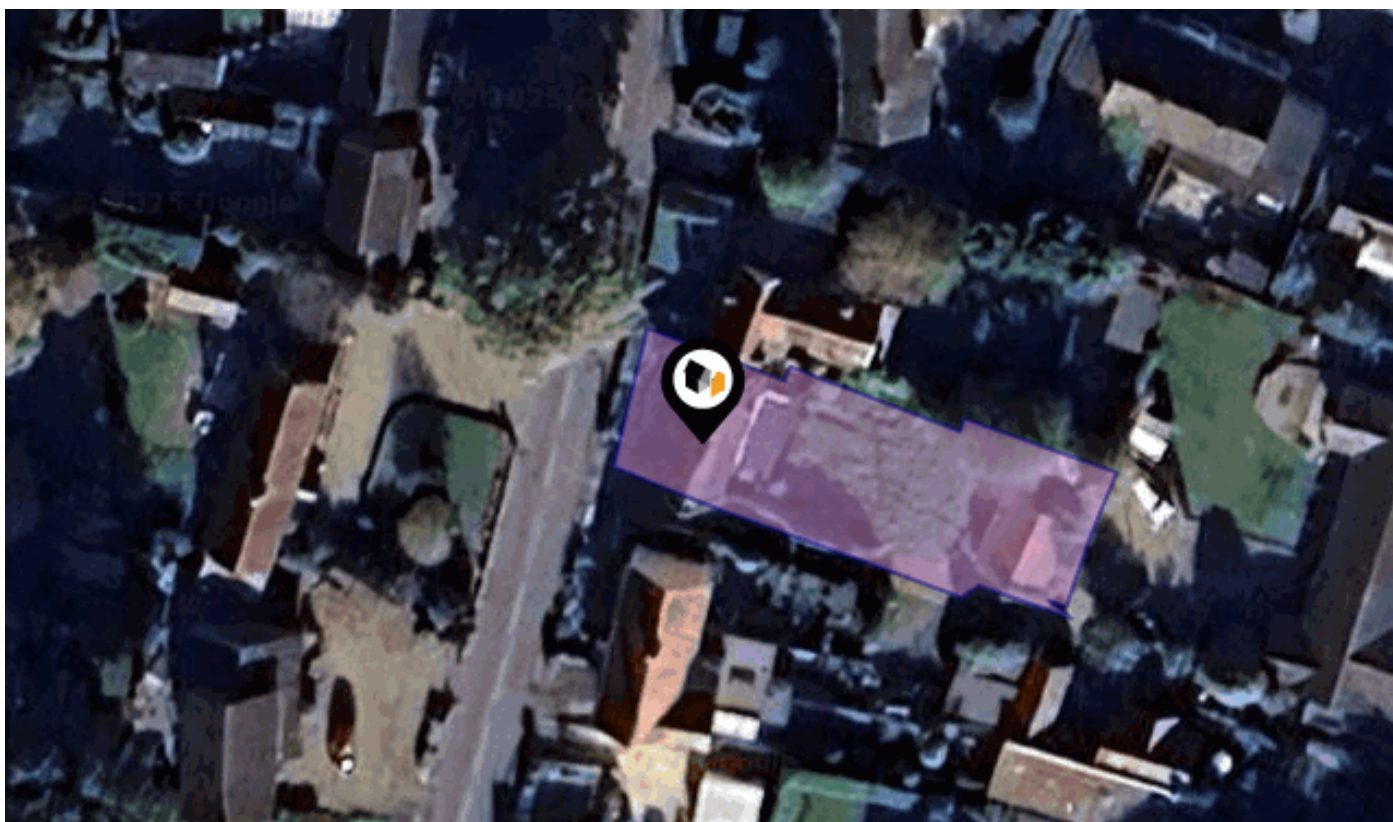


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th February 2025



GARBOLDISHAM ROAD, EAST HARLING, NORWICH, NR16

Whittley Parish | Attleborough

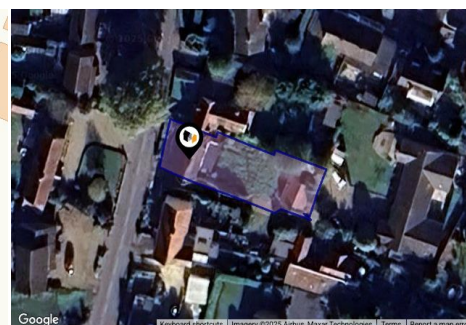
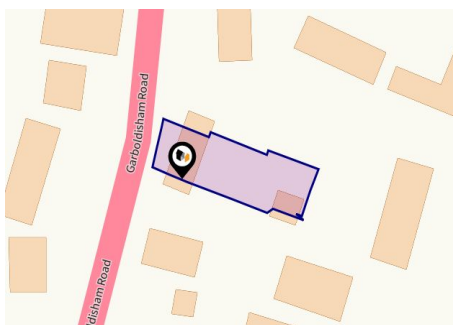
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,216 ft ² / 113 m ²
Plot Area:	0.13 acres
Year Built :	Before 1900
Council Tax :	Band D
Annual Estimate:	£2,219
Title Number:	NK519248

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



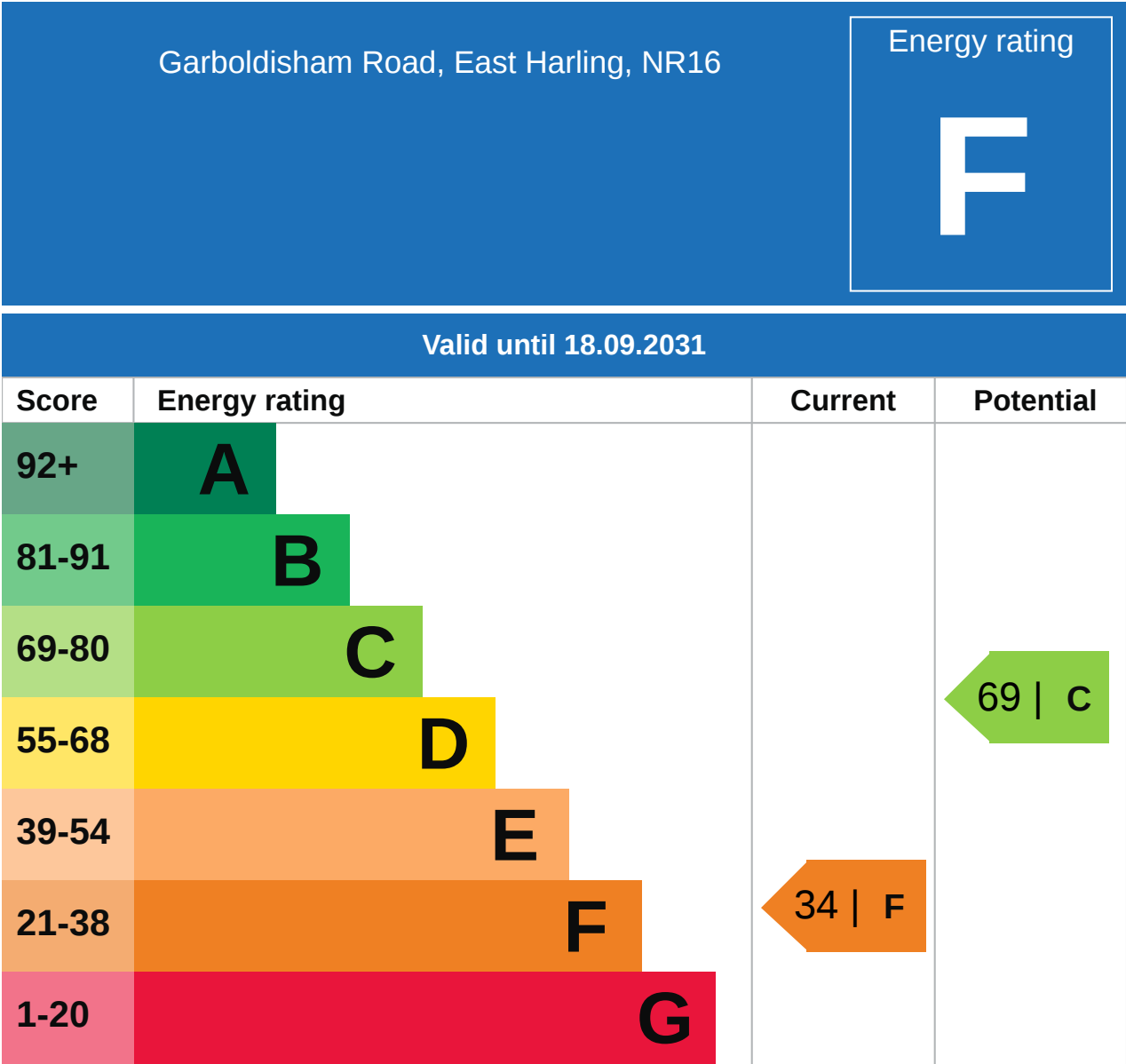
Planning records for: *Garboldisham Road, East Harling, Norwich, NR16*

Reference - 3DC/2024/0053/DOC	
Decision:	DOC - COMPLETE
Date:	18th March 2024
Description:	Discharge of Conditions 9,10,11 on 3PL/2022/1417/F

Reference - 3PL/2022/1417/F	
Decision:	Permission Conditions/Reasons
Date:	15th December 2022
Description:	Demolition of existing dwelling & replacement with a new 2 storey dwelling with associated works, repair and retention of existing double garage & associated works



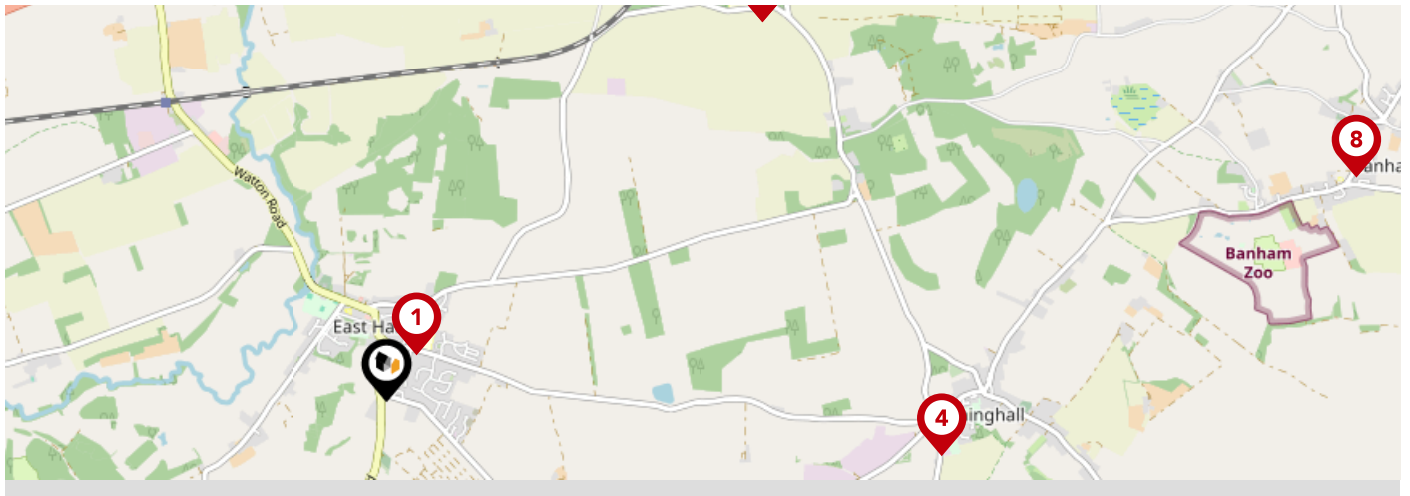




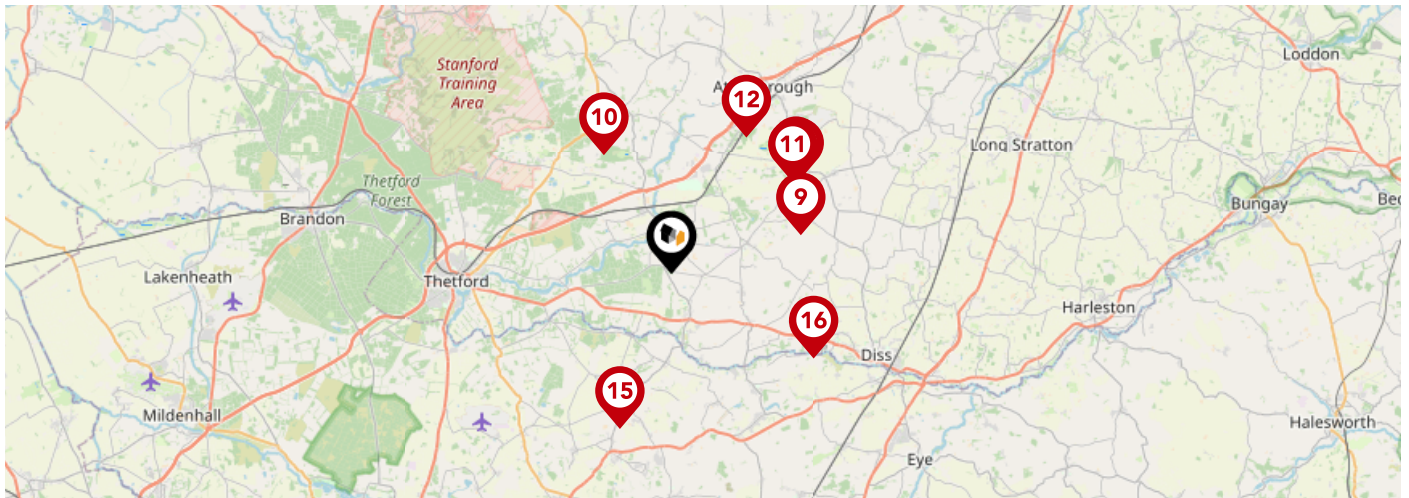


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Roof room(s), thatched
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	113 m ²



		Nursery	Primary	Secondary	College	Private
1	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:0.25	☐	☒	☐	☐	☐
2	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:2.42	☐	☐	☒	☐	☐
3	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:2.42	☐	☐	☒	☐	☐
4	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:2.52	☐	☒	☐	☐	☐
5	Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:2.82	☐	☒	☐	☐	☐
6	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:3.39	☐	☒	☐	☐	☐
7	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:4.41	☐	☒	☐	☐	☐
8	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:4.5	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:4.86	☐	☐	☒	☐	☐
	Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:4.89	☐	☒	☐	☐	☐
	Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:5.49	☐	☐	☒	☐	☐
	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:5.58	☐	☒	☐	☐	☐
	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:5.64	☐	☒	☐	☐	☐
	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:5.71	☐	☐	☒	☐	☐
	Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:5.97	☐	☒	☐	☐	☐
	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:5.98	☐	☒	☐	☐	☐

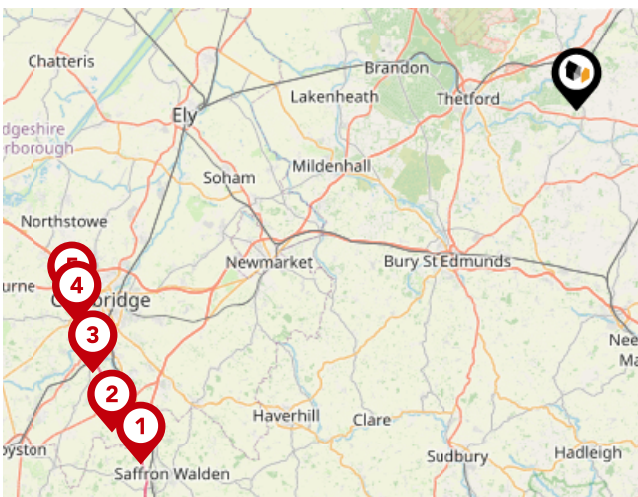
Area

Transport (National)



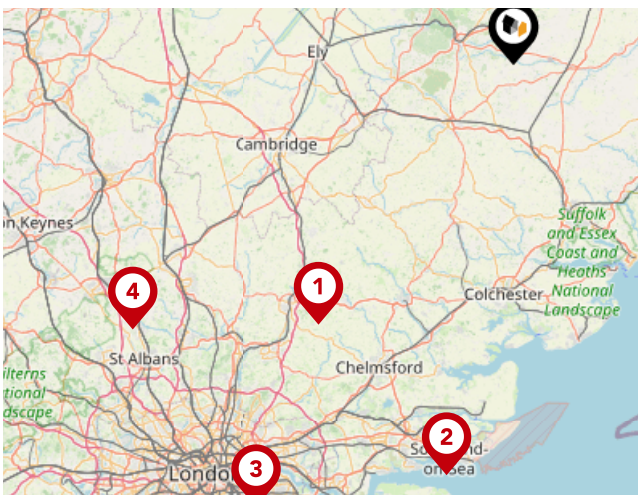
National Rail Stations

Pin	Name	Distance
	Eccles Road Rail Station	2.9 miles
	Attleborough Rail Station	6.59 miles
	Diss Rail Station	9.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	40.78 miles
	M11 J10	40.96 miles
	M11 J11	39.95 miles
	M11 J13	39.33 miles
	M11 J14	39.17 miles



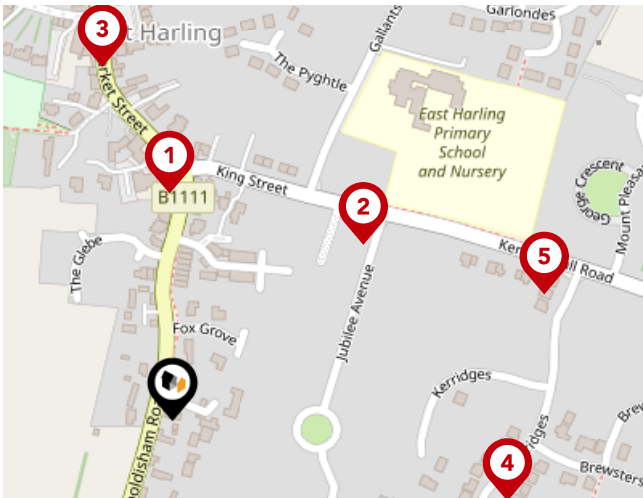
Airports/Helipads

Pin	Name	Distance
	Stansted Airport	47.34 miles
	Southend-on-Sea	60.79 miles
	Silvertown	74.7 miles
	Luton Airport	67.58 miles



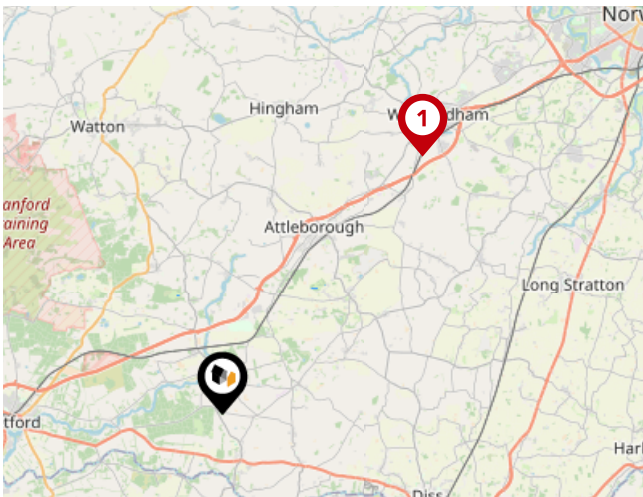
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pound Corner	0.13 miles
2	Jubilee Avenue	0.15 miles
3	Market Place	0.2 miles
4	Brewsters	0.19 miles
5	Kerridges	0.22 miles



Local Connections

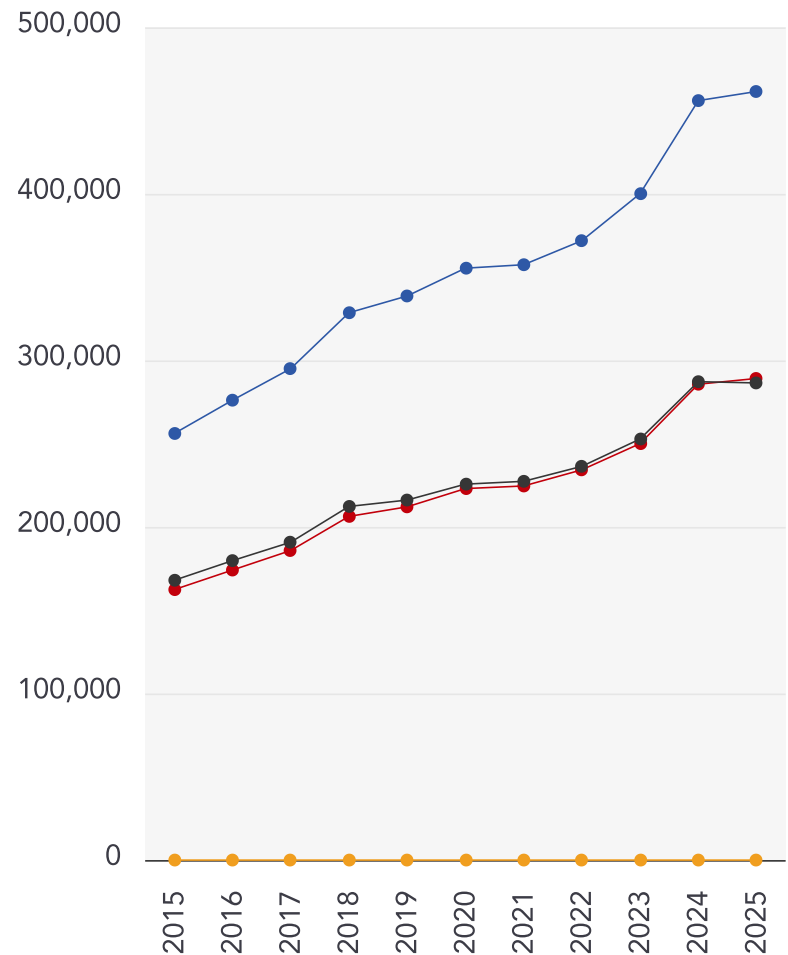
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	11.73 miles

Market

House Price Statistics



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



Detached

+80.17%

Terraced

+70.53%

Semi-Detached

+78.07%

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.



/whittlebyparishmanagementltd



/whittlebyparish



/whittlebyparish/?hl=en

Whittley Parish | Attleborough

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Whittley Parish | Attleborough

Suva House, Queens Square Attleborough

NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com



Valuation Office
Agency

