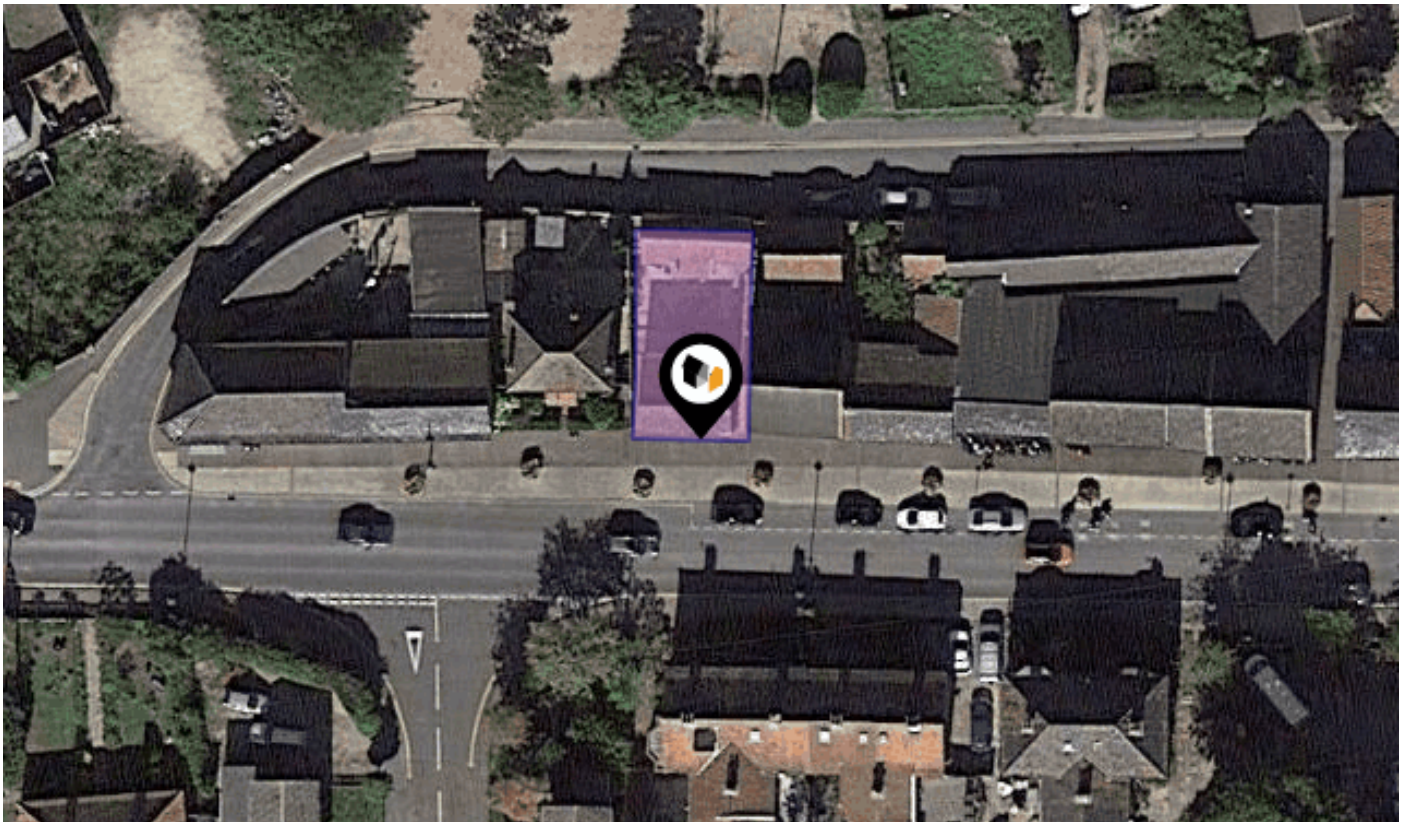




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th January 2025



HIGH STREET, WATTON, THETFORD, IP25

Chilterns

36 High St Brandon IP27 0AQ

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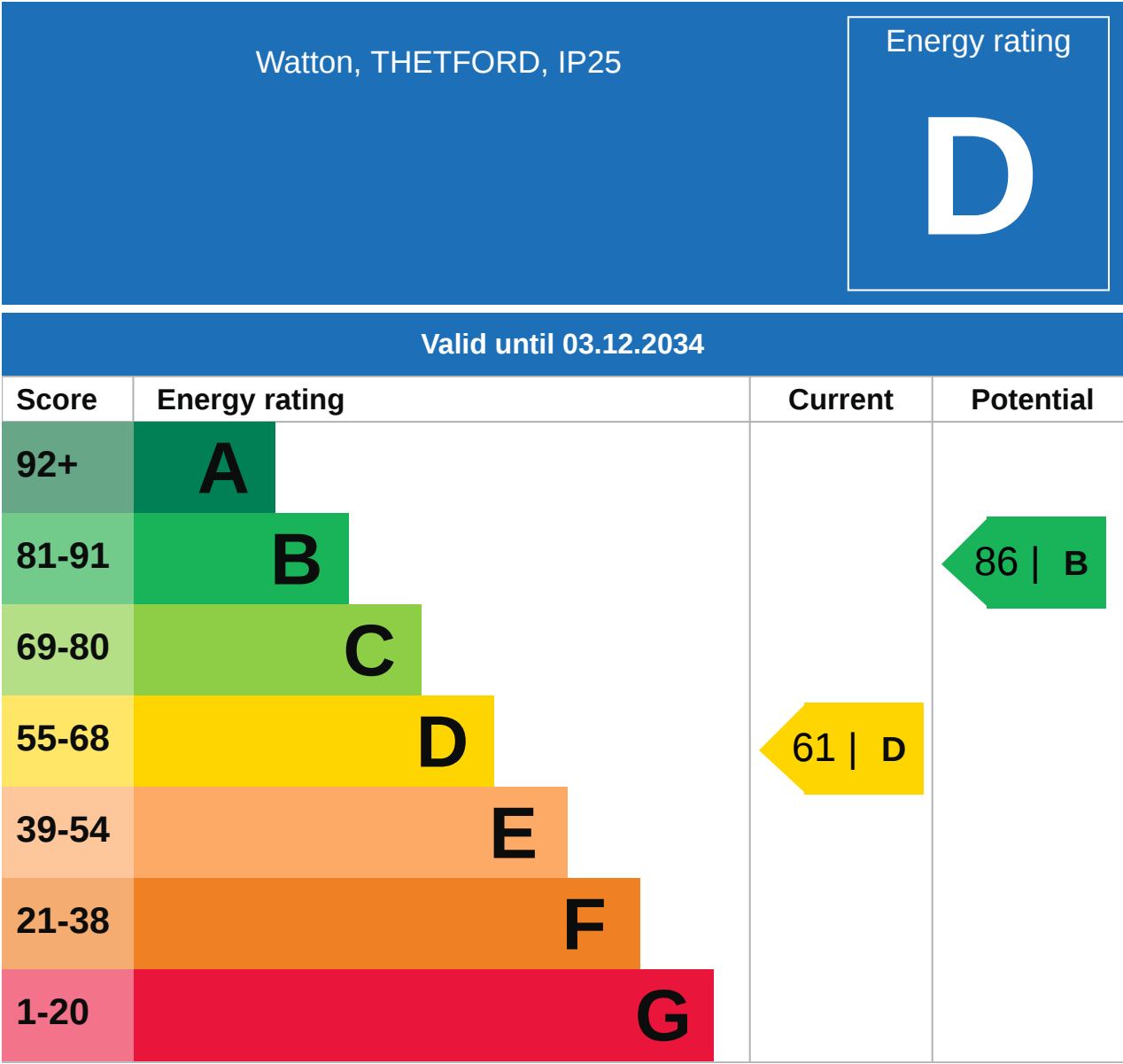
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,973		
Title Number:	NK202712		

Local Area

Local Authority:	Breckland	Estimated Broadband Speeds		
Conservation Area:	Watton	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	19	80	1000
• Surface Water	High	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

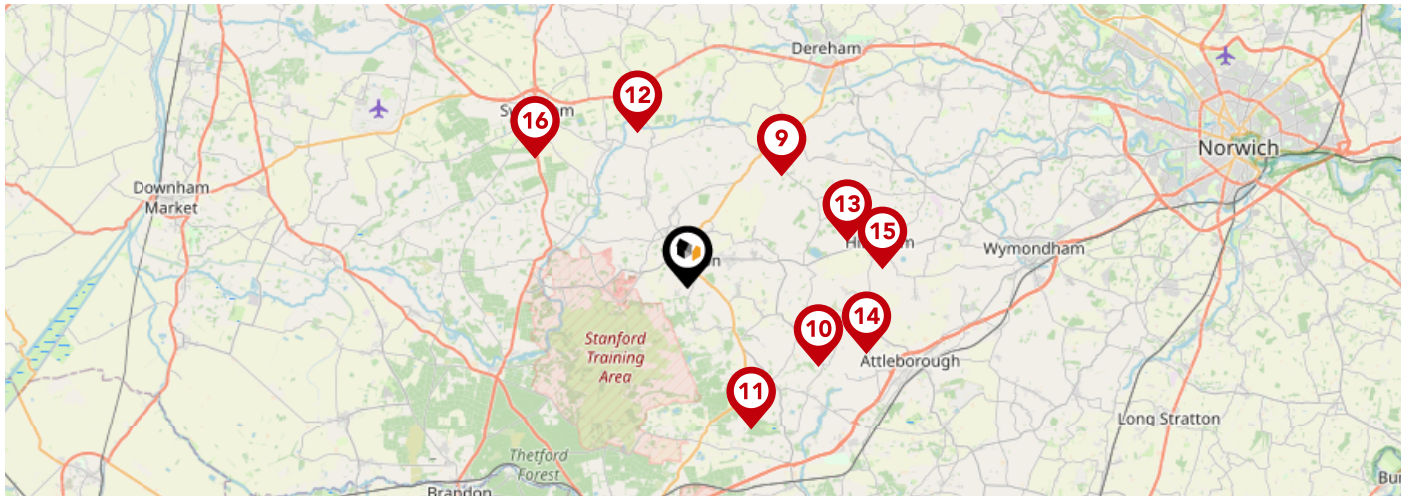


Additional EPC Data

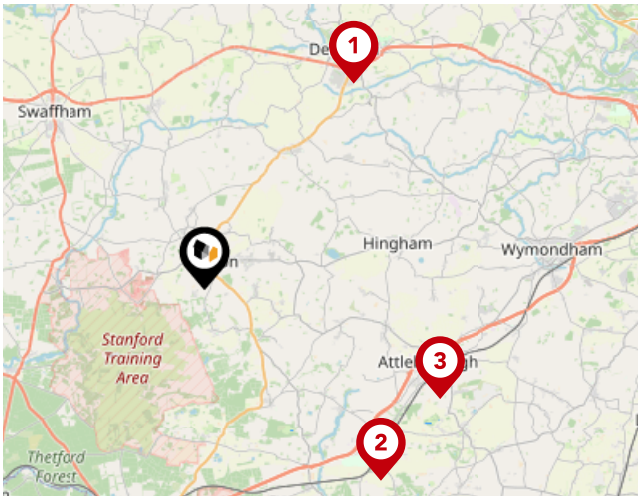
Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	87 m ²



		Nursery	Primary	Secondary	College	Private
1	Watton Junior School Ofsted Rating: Not Rated Pupils: 284 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Watton Westfield Infant and Nursery School Ofsted Rating: Good Pupils: 294 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wayland Academy Ofsted Rating: Good Pupils: 569 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Parker's Church of England Primary Academy Ofsted Rating: Good Pupils: 85 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Peter and St Paul Church of England Primary Academy & Nursery Ofsted Rating: Good Pupils: 191 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashill Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 107 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Thompson Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

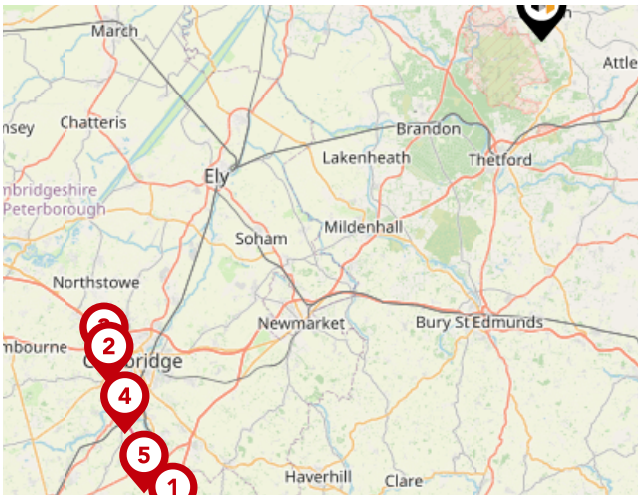


		Nursery	Primary	Secondary	College	Private
	Thomas Bullock Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 222 Distance:5.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:5.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:5.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Necton VA Primary School Ofsted Rating: Good Pupils: 177 Distance:5.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsbrook School Ofsted Rating: Good Pupils: 14 Distance:6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:6.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hingham Primary School Ofsted Rating: Good Pupils: 171 Distance:7.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swaffham CofE Primary Academy Ofsted Rating: Good Pupils: 212 Distance:7.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	(Dereham) Mid Norfolk Railway	9.15 miles
2	Eccles Road Rail Station	9.37 miles
3	Attleborough Rail Station	9.38 miles



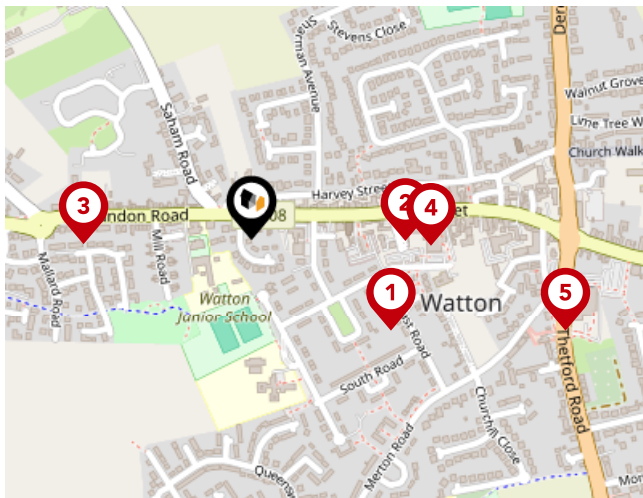
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	44.14 miles
2	M11 J13	39.98 miles
3	M11 J14	39.41 miles
4	M11 J11	41.52 miles
5	M11 J10	43.59 miles



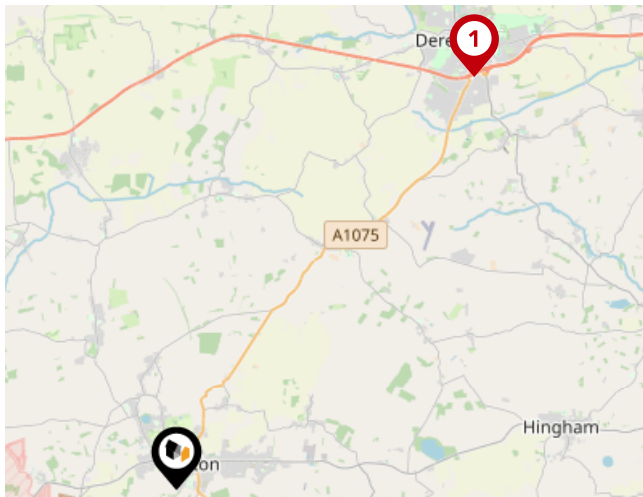
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	52.76 miles
2	Southend-on-Sea	69.52 miles
3	Silvertown	80.81 miles
4	Luton Airport	69.68 miles



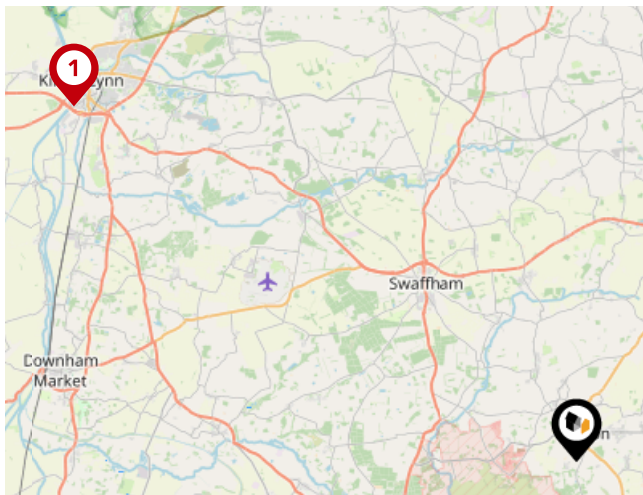
Bus Stops/Stations

Pin	Name	Distance
1	East Road	0.19 miles
2	Crown	0.17 miles
3	Swaffham Road	0.19 miles
4	Crown	0.2 miles
5	Tesco	0.37 miles



Local Connections

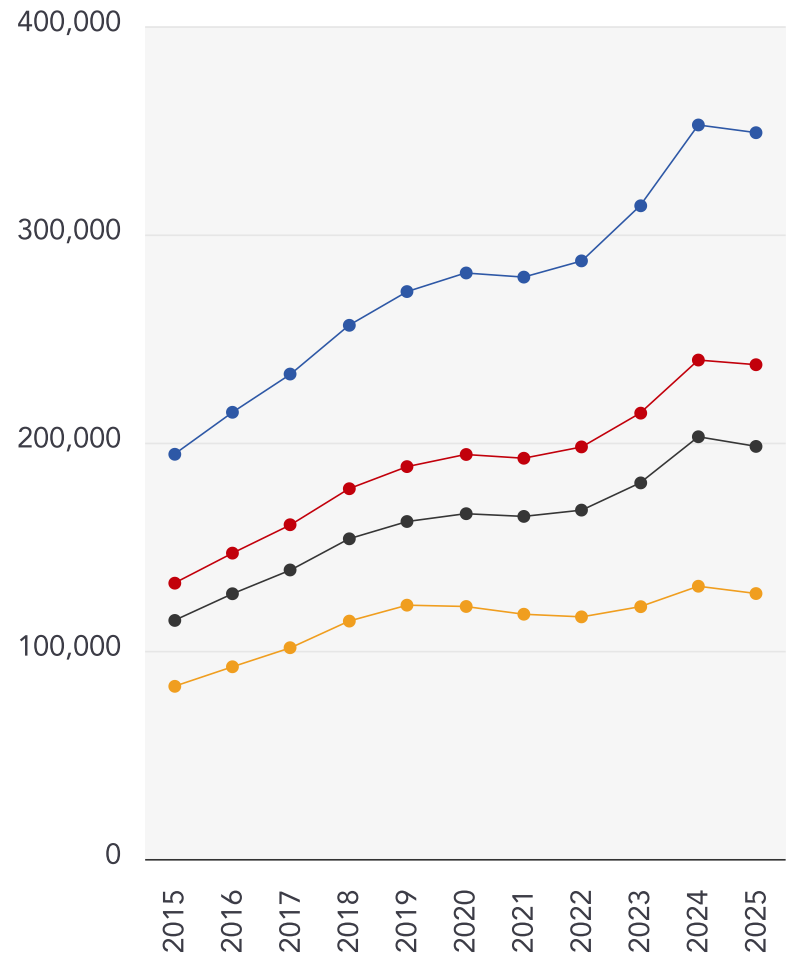
Pin	Name	Distance
1	Dereham (Mid Norfolk Railway)	9.16 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	22.14 miles

10 Year History of Average House Prices by Property Type in IP25



Detached

+79.46%

Semi-Detached

+79.21%

Terraced

+72.95%

Flat

+53.73%

Chilterns

Chilterns

Our association with The Guild of Property Professionals ensures our properties are marketed throughout a network of over 800 offices nationwide, advertising over 65,000 properties, including access to the Guild's prestigious showrooms on London's Park Lane. This gives properties offered through Chilterns unrivalled exposure to the widest market place.

Testimonial 1



Bought my first house through chilterns, I could not of asked for a better team in Darren and Andrew. This 5 star reviews is truly reflective of the amazing service, effort and hard work they both put into making the sale go forward. There were a number of hurdles (none of which caused by them) that they relentlessly worked through doing everything to make my life easier and informed/advised me every step of the way! 100% recommend these!

Testimonial 2



Chilterns have provided the most spectacular service whilst dealing with the sale of a late family members property, they handled the sale from start to finish, delicately, efficiently and without a hiccup. Resulting in a smooth process which was greatly appreciated during such a difficult time. Special thanks to Joe, Yannis, Andrew and Darren for their parts played throughout the valuation, sale and completion.

Testimonial 3



My parents needed to move closer to myself and my sister. Yannis visited the bungalow and from the start focused on the needs of my parents and how he could help. At no point was there any pressure. The price he suggested was higher than other agents. After a few days we agreed to put the bungalow on the market. Andrew visited the house and was polite and exceptionally professional . Andrew, Darren and Emma looked after the sale through myself

Testimonial 4



Before selling my house, I thought that all estate agents were the same. I was wrong. Unlike the real estate agents from whom I bought my new house, Darren and Andrew at Chilterns have been absolutely fantastic. Supportive, responsive and informative. They expertly dealt with the conveyancers to ensure that the sale was completed when I needed. I wished I could rely on them in the future!



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Chilterns

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.



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Valuation Office
Agency

