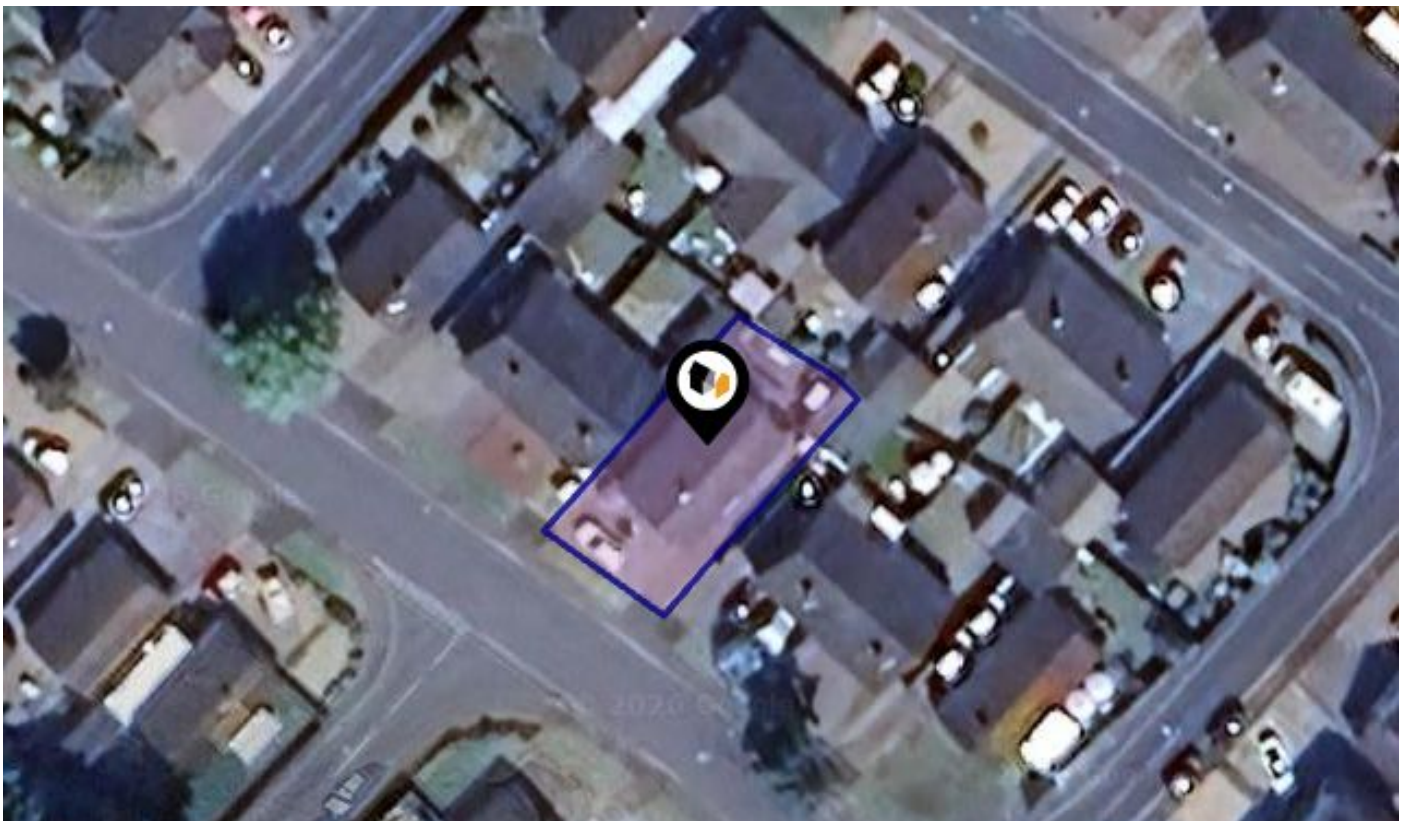




# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area  
**Thursday 12th March 2026**



**NORFOLK AVENUE, NEWMARKET, CB8**

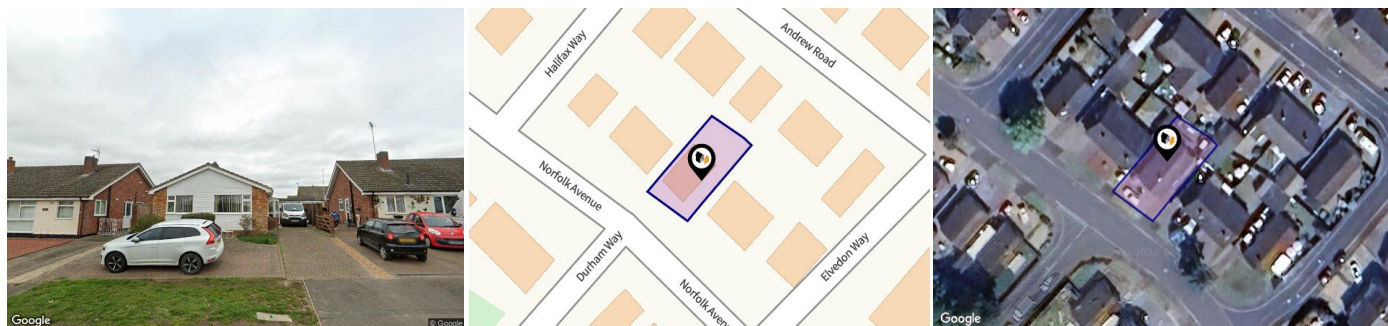
**iad UK | David Kirby**

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07855 462239

david.kirby@iad.uk.com

iadgroup.com



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	871 ft <sup>2</sup> / 81 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,243		
<b>Title Number:</b>	SK154770		

## Local Area

<b>Local Authority:</b>	Suffolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

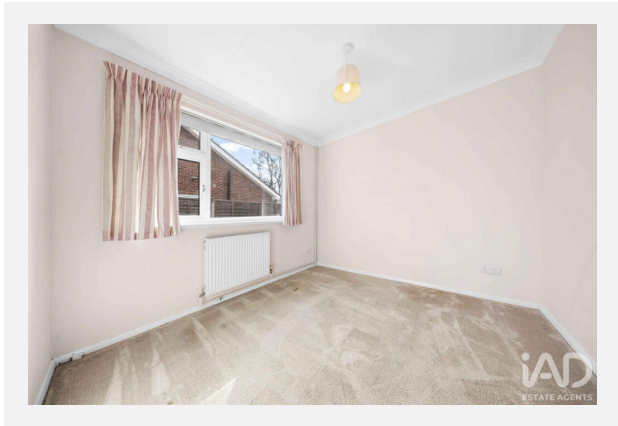
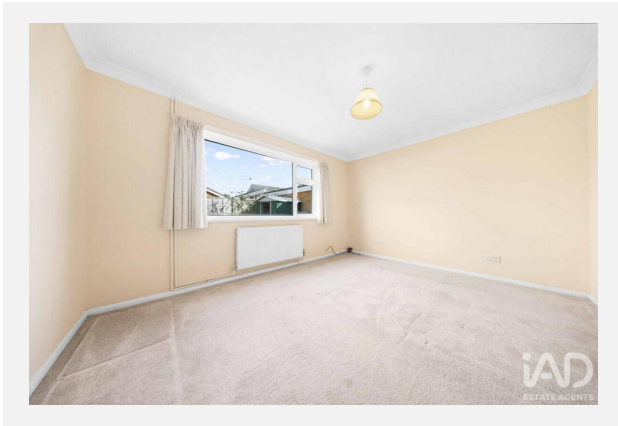
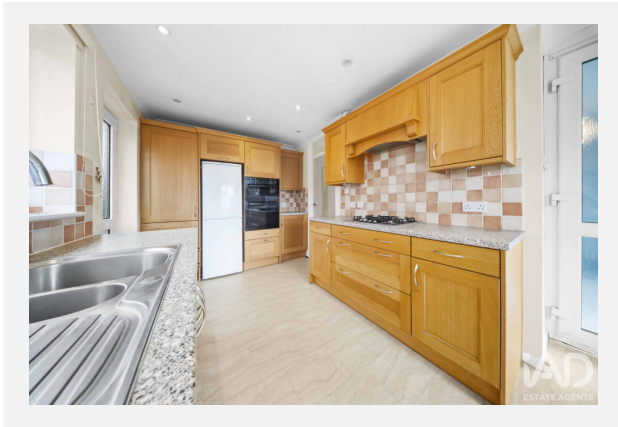
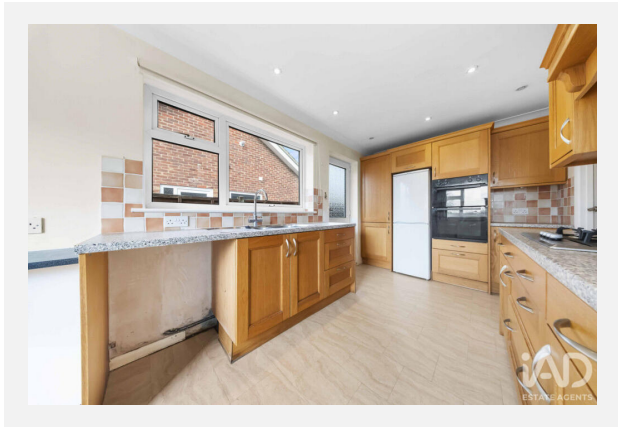
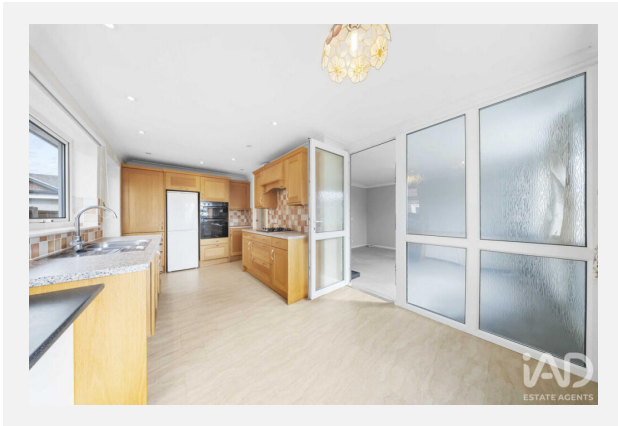
<b>6</b> mb/s	<b>226</b> mb/s	<b>1800</b> mb/s

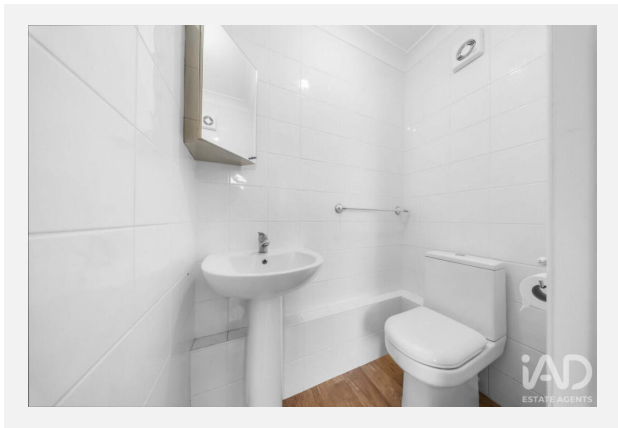
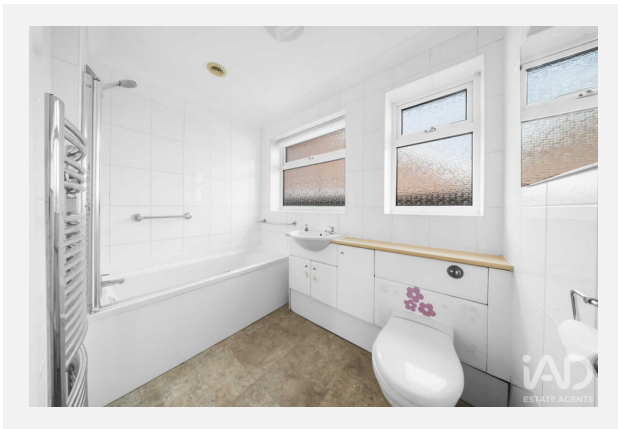
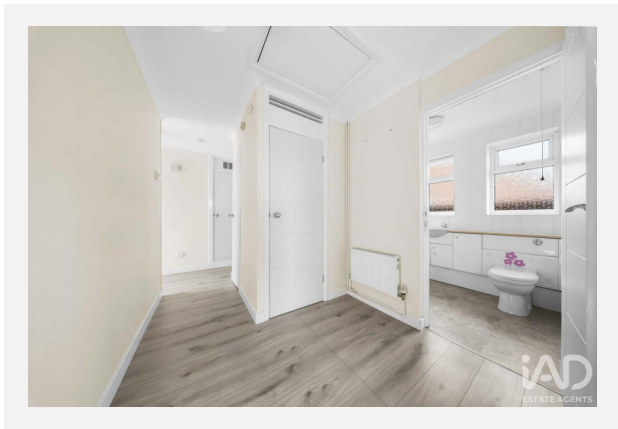
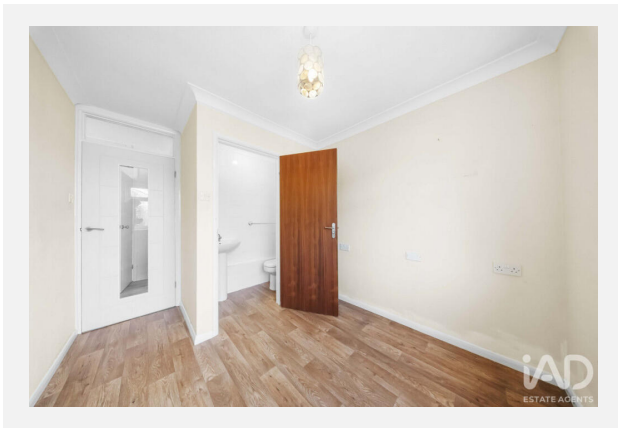
### Mobile Coverage: (based on calls indoors)

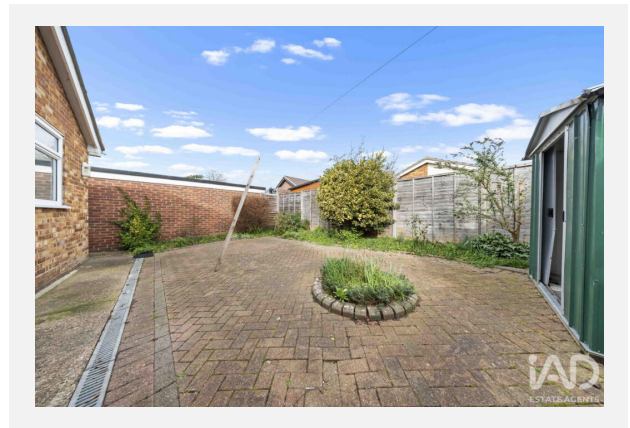


### Satellite/Fibre TV Availability:

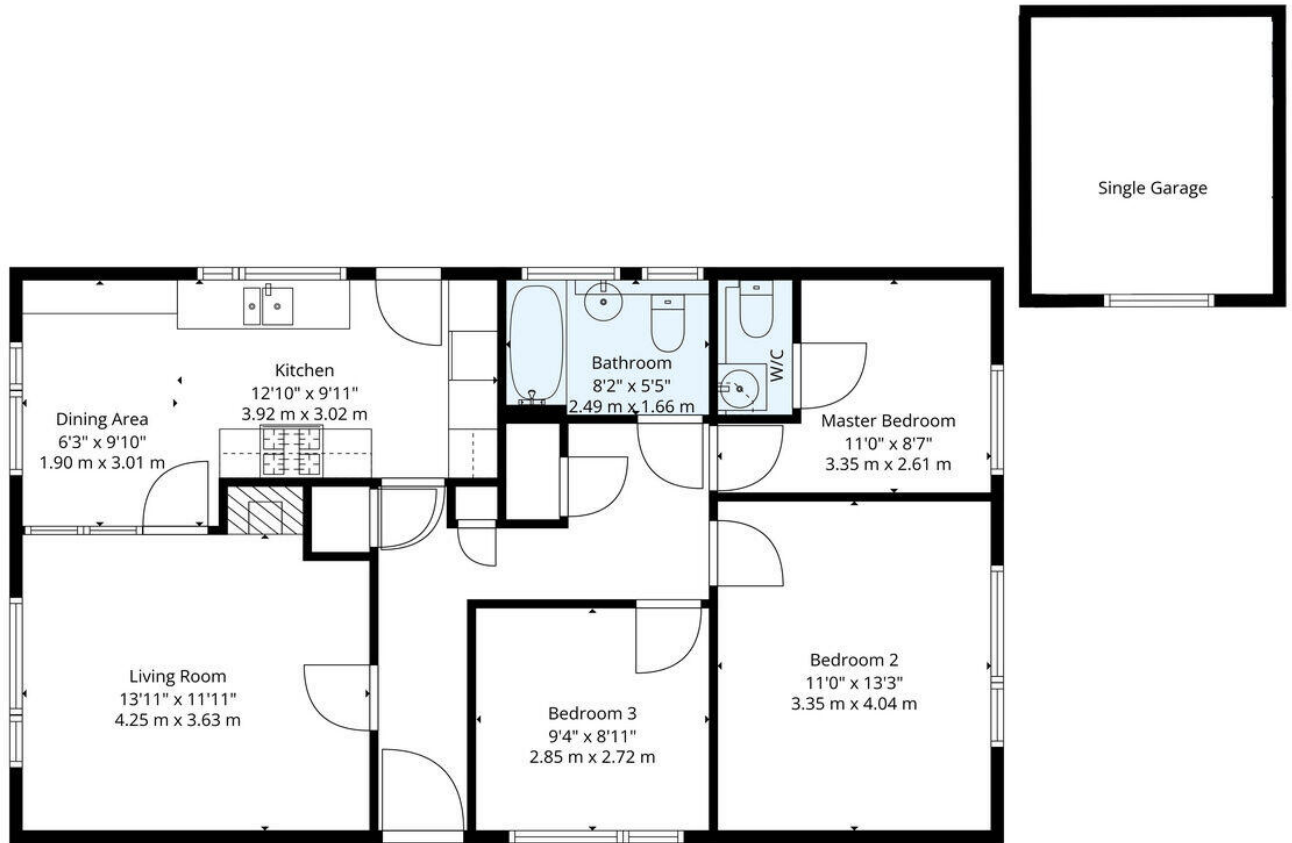








## NORFOLK AVENUE, NEWMARKET, CB8



**TOTAL: 861 sq. ft, 80 m2**  
1st floor: 861 sq. ft, 80 m2  
EXCLUDED AREAS: WALLS: 62 sq. ft, 6 m2 Single Garage  
Measurements Deemed Highly Reliable But Not Guaranteed.

CB8

Energy rating

# C

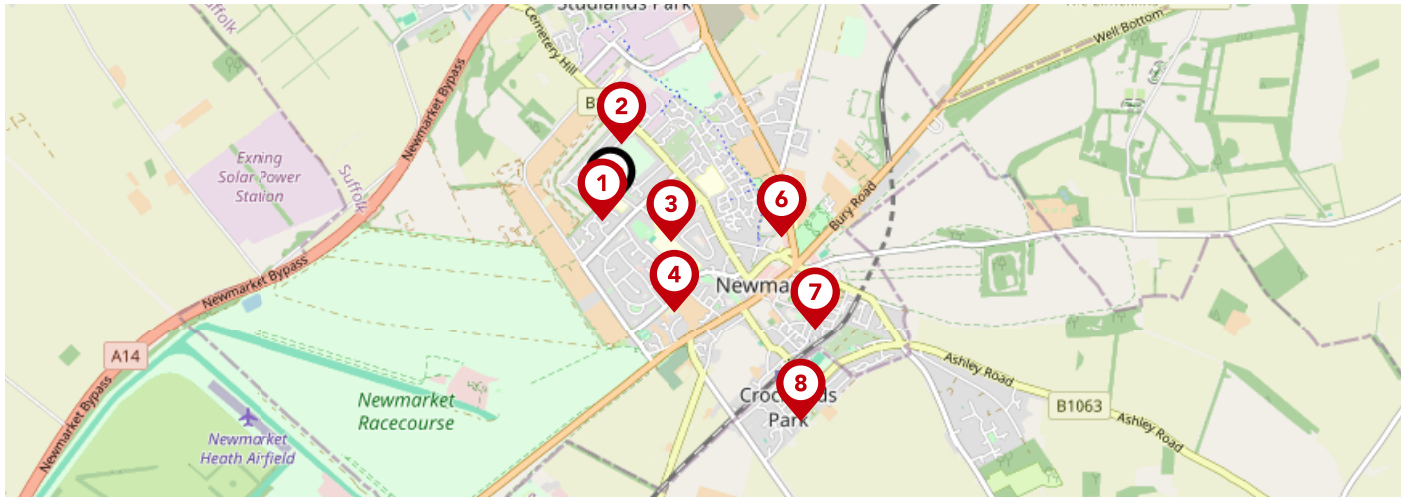
Valid until 26.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

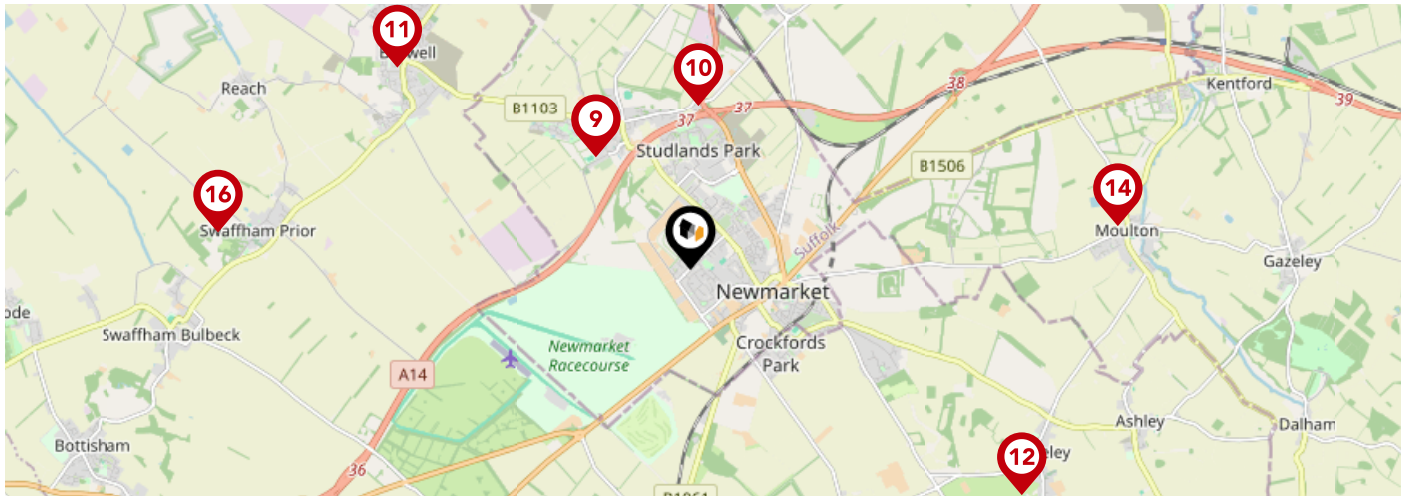
## Additional EPC Data

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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Paddocks Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Laureate Community Academy</b> Ofsted Rating: Good   Pupils: 248   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Newmarket Academy</b> Ofsted Rating: Good   Pupils: 831   Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Houldsworth Valley Primary Academy</b> Ofsted Rating: Good   Pupils: 354   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Fairstead House</b> Ofsted Rating: Not Rated   Pupils: 209   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Louis Catholic Academy</b> Ofsted Rating: Good   Pupils: 321   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>All Saints Church of England Primary School, Newmarket</b> Ofsted Rating: Good   Pupils: 195   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ditton Lodge Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

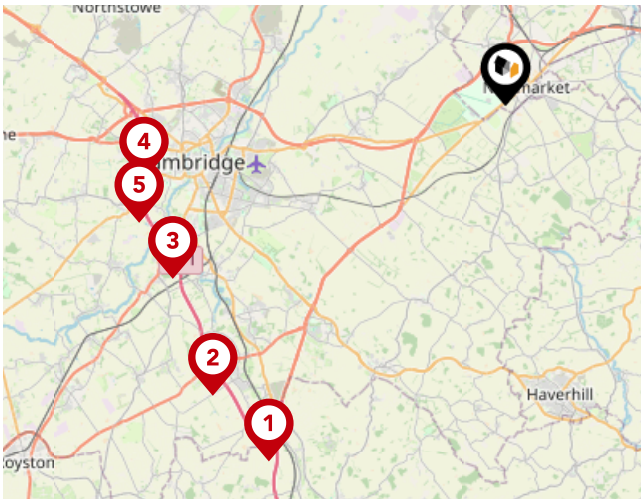


	Nursery	Primary	Secondary	College	Private
<b>Exning Primary School</b> Ofsted Rating: Outstanding   Pupils: 225   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cambian Dunbroch School</b> Ofsted Rating: Requires improvement   Pupils: 4   Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Burwell Village College (Primary)</b> Ofsted Rating: Good   Pupils: 379   Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cheveley CofE Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kettlefields Primary School</b> Ofsted Rating: Good   Pupils: 126   Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Moulton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fordham CofE Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Swaffham Prior Church of England Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:4.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



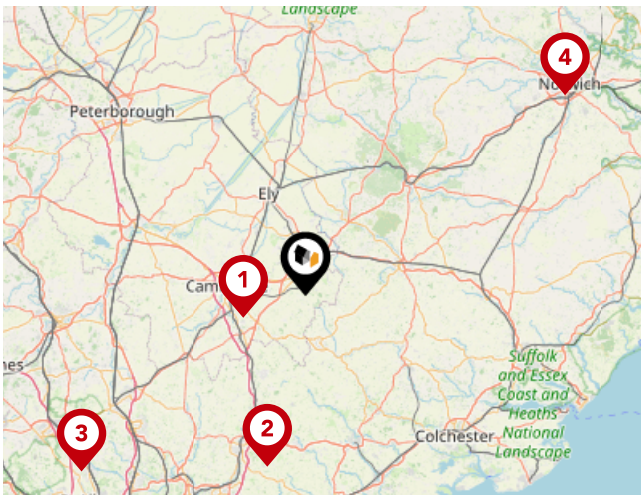
**National Rail Stations**

Pin	Name	Distance
1	Entrance1	1.17 miles
2	Entrance2	1.17 miles
3	Dullingham Rail Station	3.57 miles



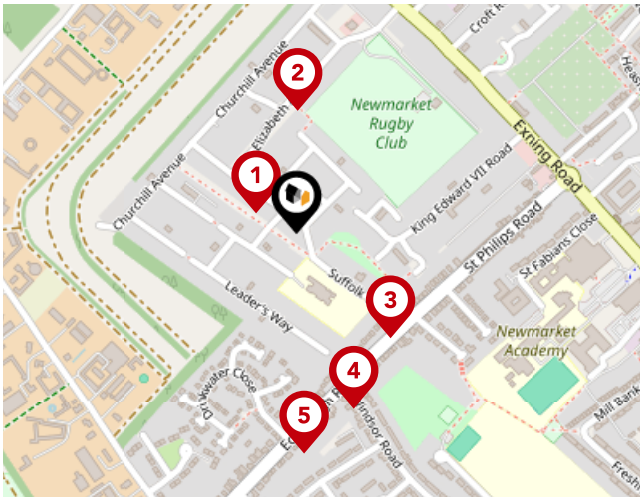
**Trunk Roads/Motorways**

Pin	Name	Distance
1	M11 J9	15.54 miles
2	M11 J10	15 miles
3	M11 J11	13.65 miles
4	M11 J13	13.46 miles
5	M11 J12	14 miles



**Airports/HELIPADS**

Pin	Name	Distance
1	Cambridge	9.61 miles
2	Stansted Airport	25.54 miles
3	Luton Airport	41.51 miles
4	Norwich International Airport	47.35 miles



Bus Stops/Stations

Pin	Name	Distance
1	Halifax Way	0.05 miles
2	Fielden Way	0.14 miles
3	Primary School	0.16 miles
4	Windsor Road	0.21 miles
5	Drinkwater Close	0.25 miles



## **iad UK | David Kirby**

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