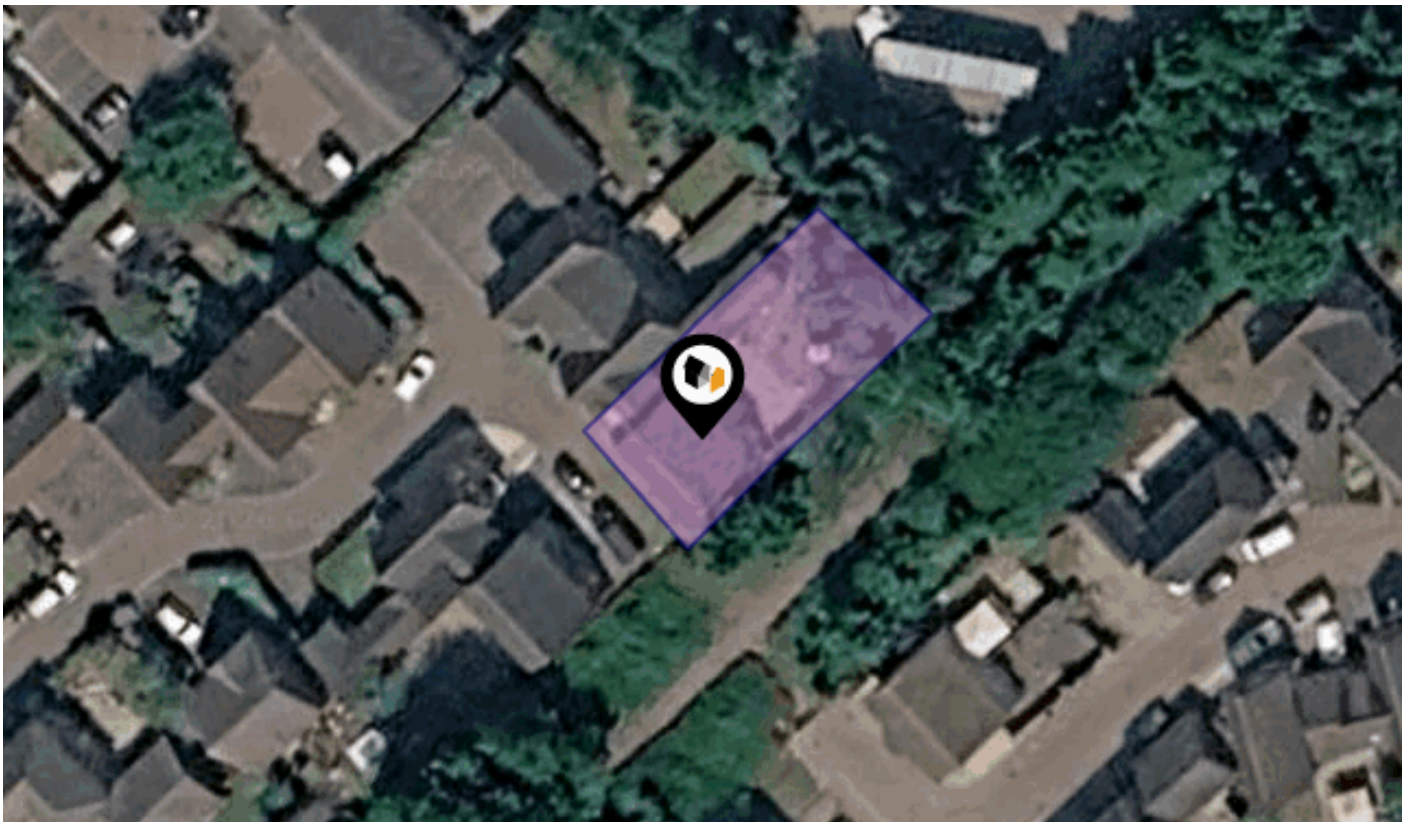
See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 14th November 2026



PETER DRIVE, THETFORD, IP24

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com

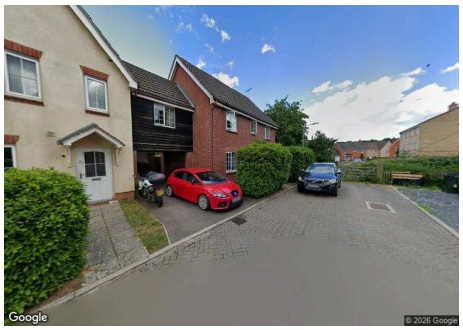
arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Bathrooms:	2		
Floor Area:	1,270 ft^2 / 118 m^2		
Plot Area:	0.09 acres		
Year Built :	2004		
Council Tax :	Band D		
Annual Estimate:	£2,444		
Title Number:	NK315401		

Local Area

Local Authority: Breckland

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

26 mb/s | **80** mb/s | **10000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos





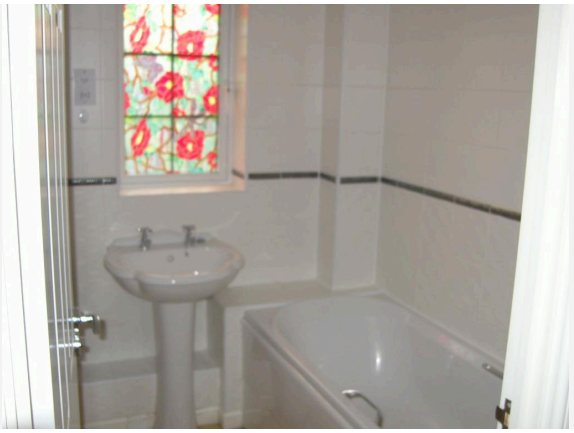










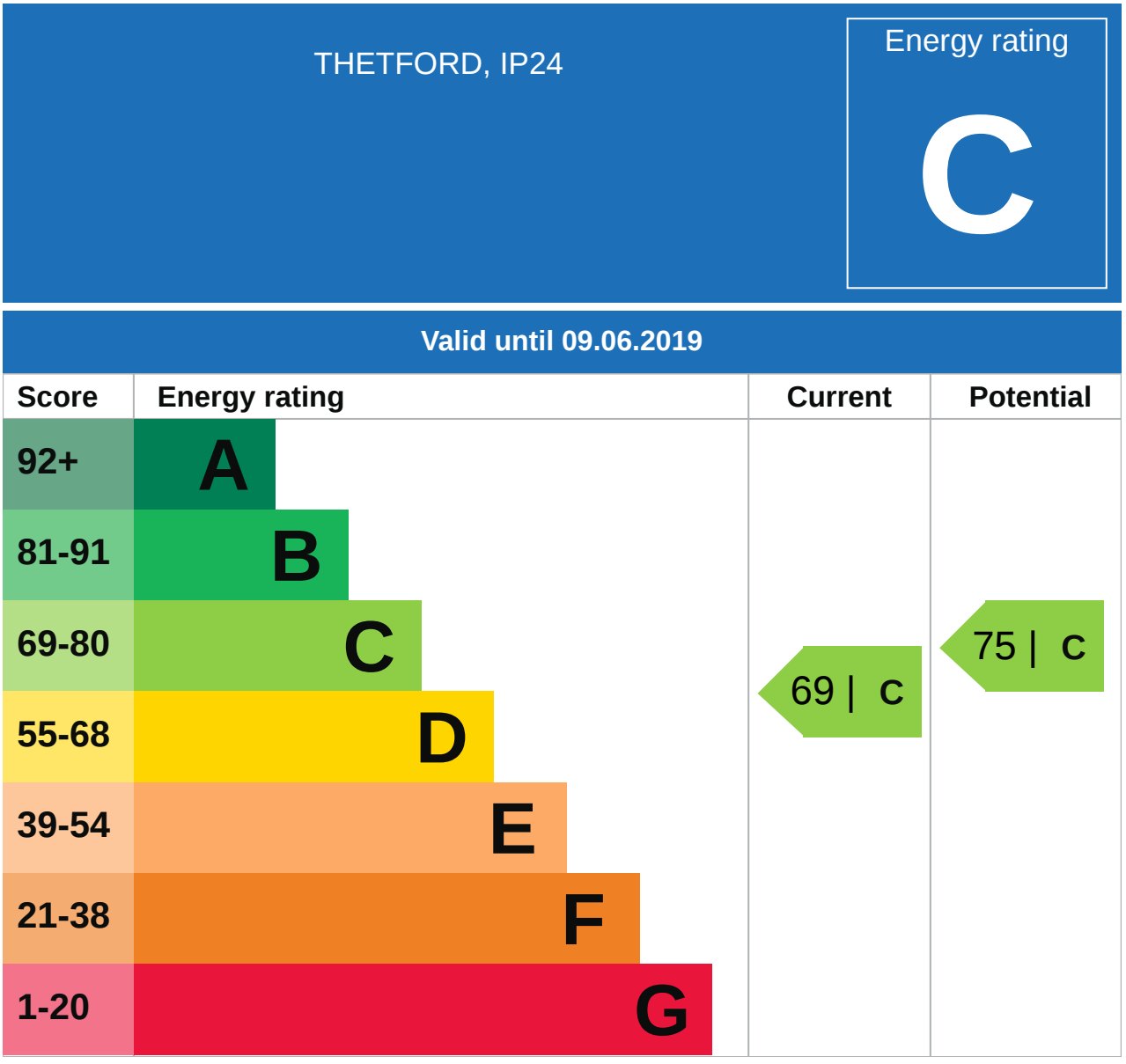


Gallery
Photos



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Property
EPC - Certificate



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Property

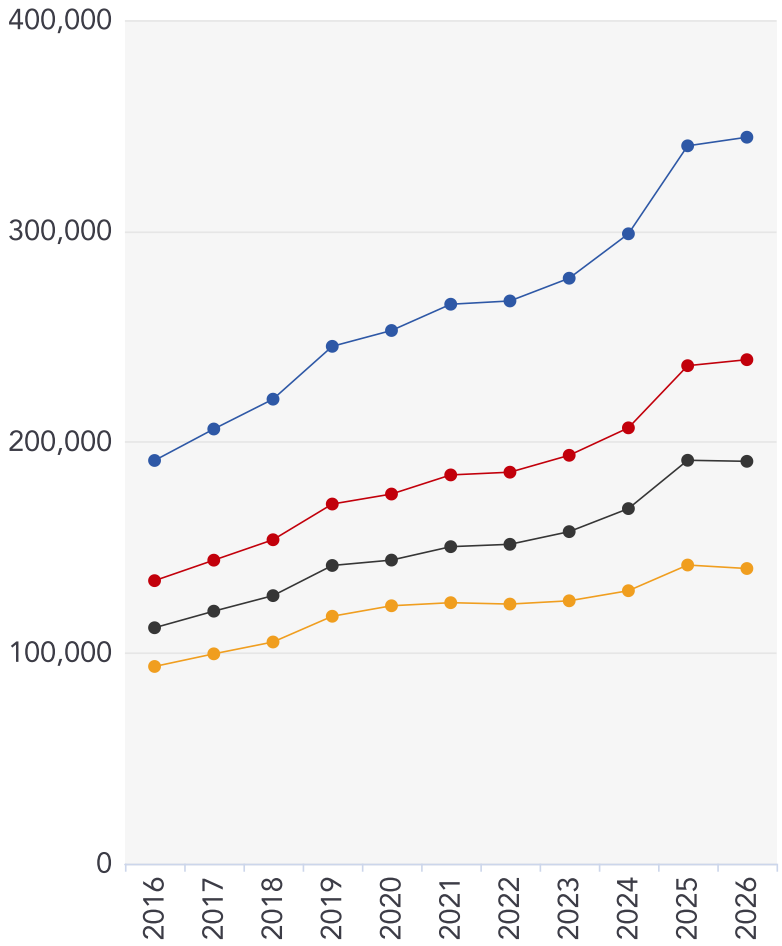
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
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:	Mechanical, extract only
Lightning:	Low energy lighting in 38% of fixed outlets
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Floors:	Suspended, insulated (assumed)
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Total Floor Area:	117.64 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in IP24



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

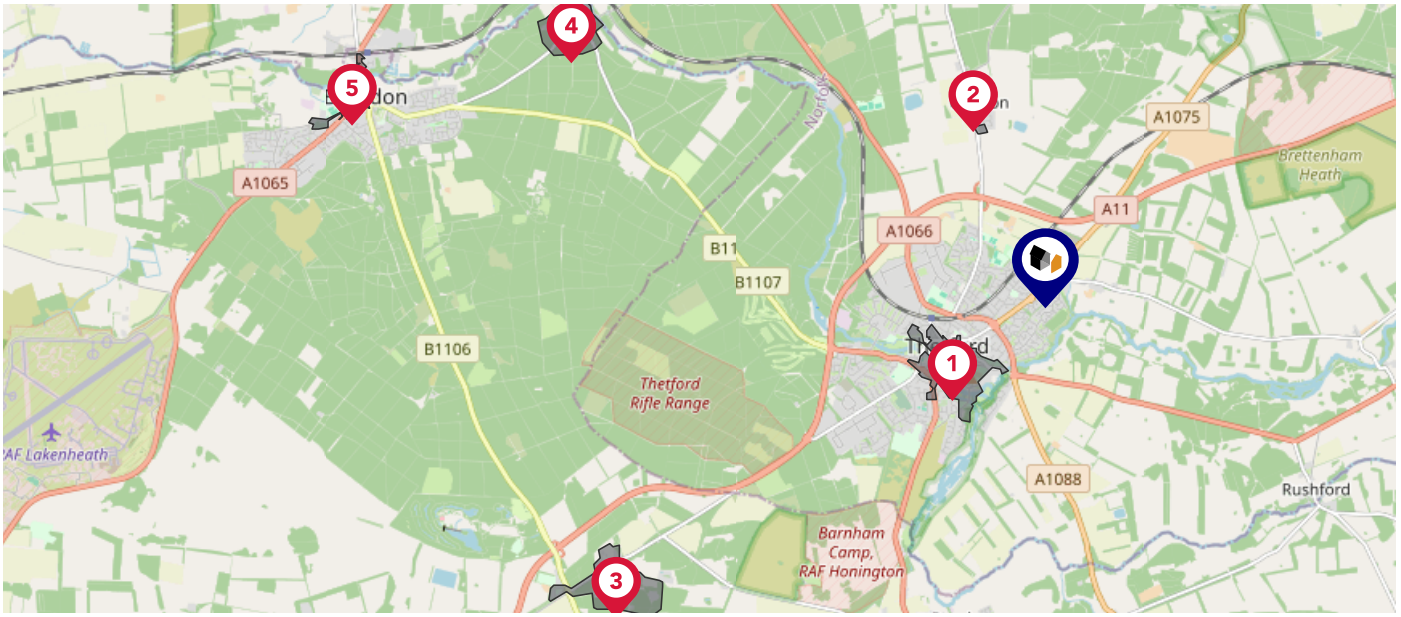
+70.53%

Flat

+49.65%

Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

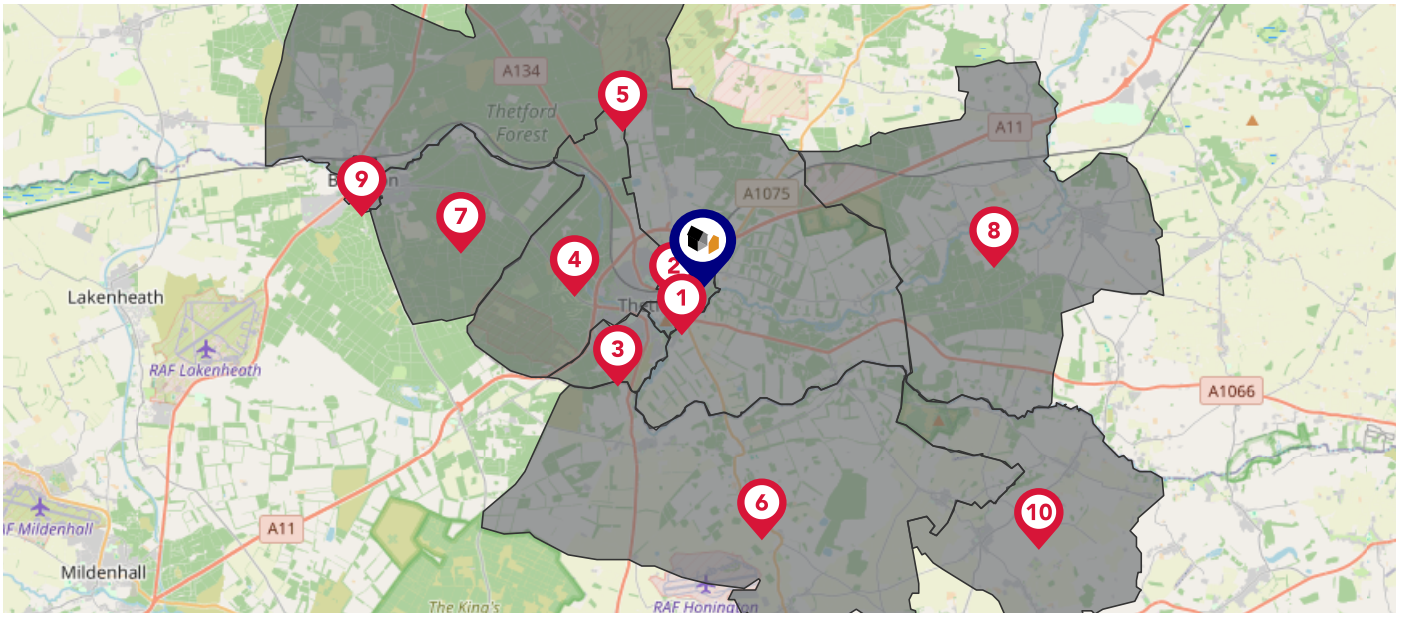


Nearby Conservation Areas	
1	Thetford
2	Croxton
3	Elveden
4	Santon Downham
5	Brandon

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Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

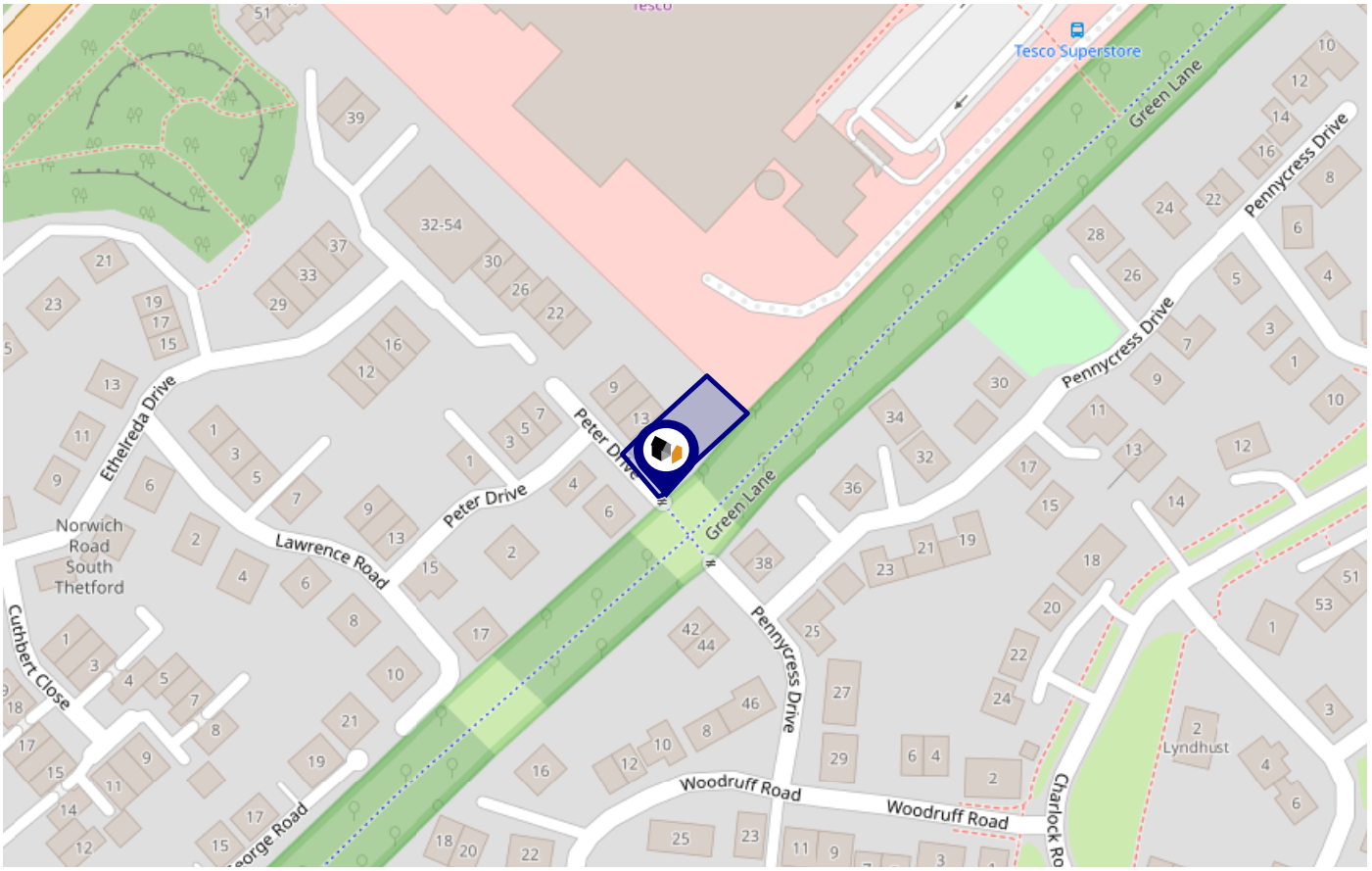


Nearby Council Wards

1	Thetford Castle Ward
2	Thetford Boudica Ward
3	Thetford Burrell Ward
4	Thetford Priory Ward
5	Forest Ward
6	Bardwell Ward
7	Brandon East Ward
8	Harling & Heathlands Ward
9	Brandon Central Ward
10	Barningham Ward

Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

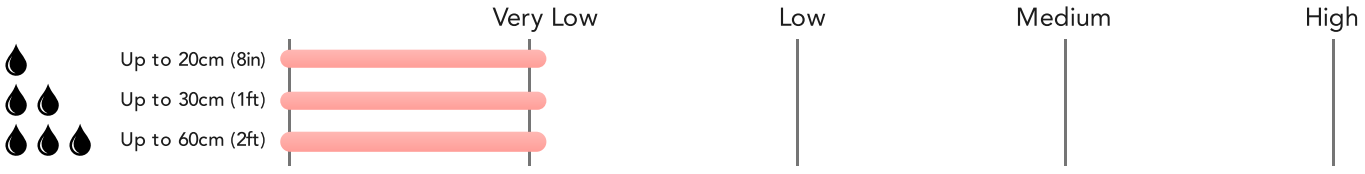


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

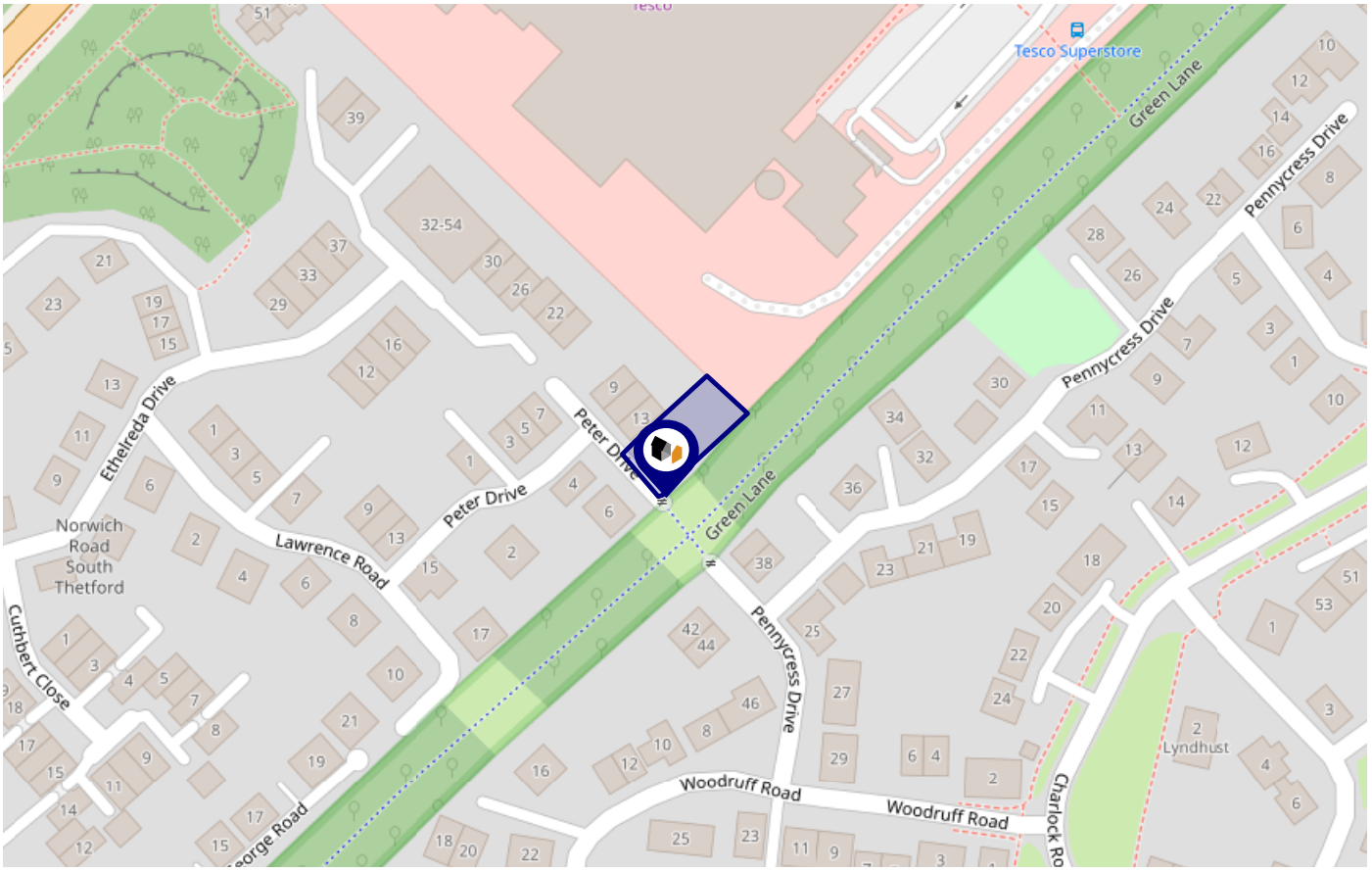
Chance of flooding to the following depths at this property:



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Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

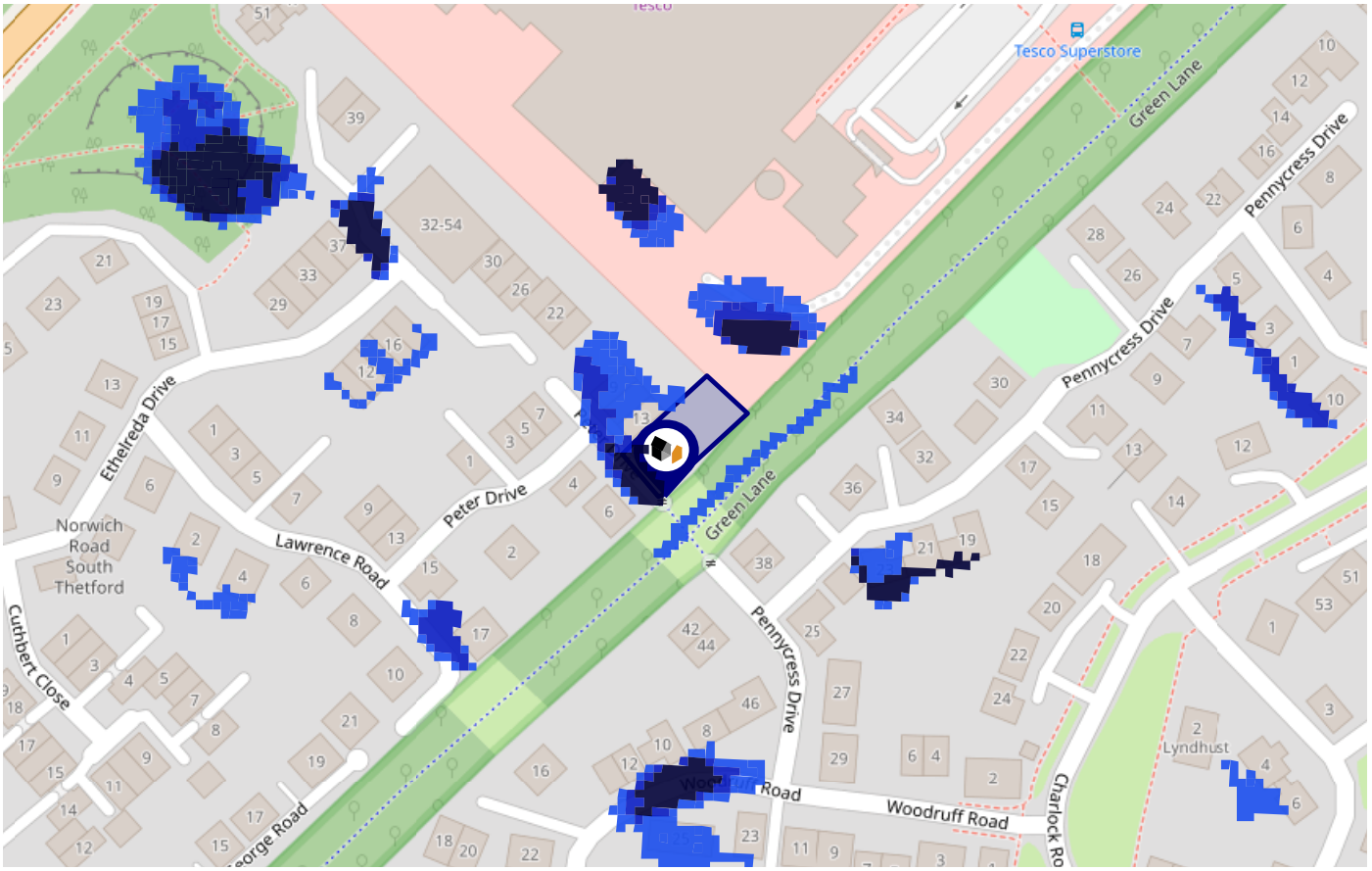
Chance of flooding to the following depths at this property:



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Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

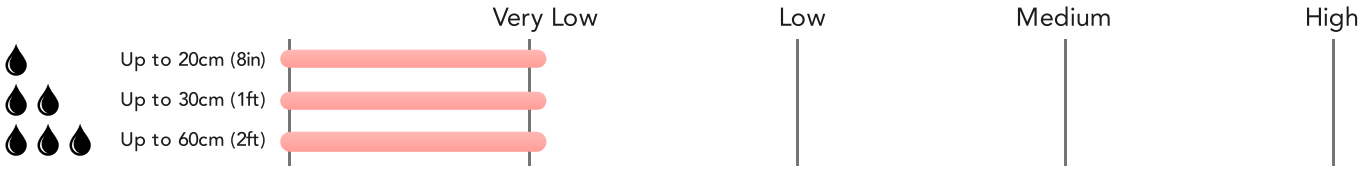


Risk Rating: Very low

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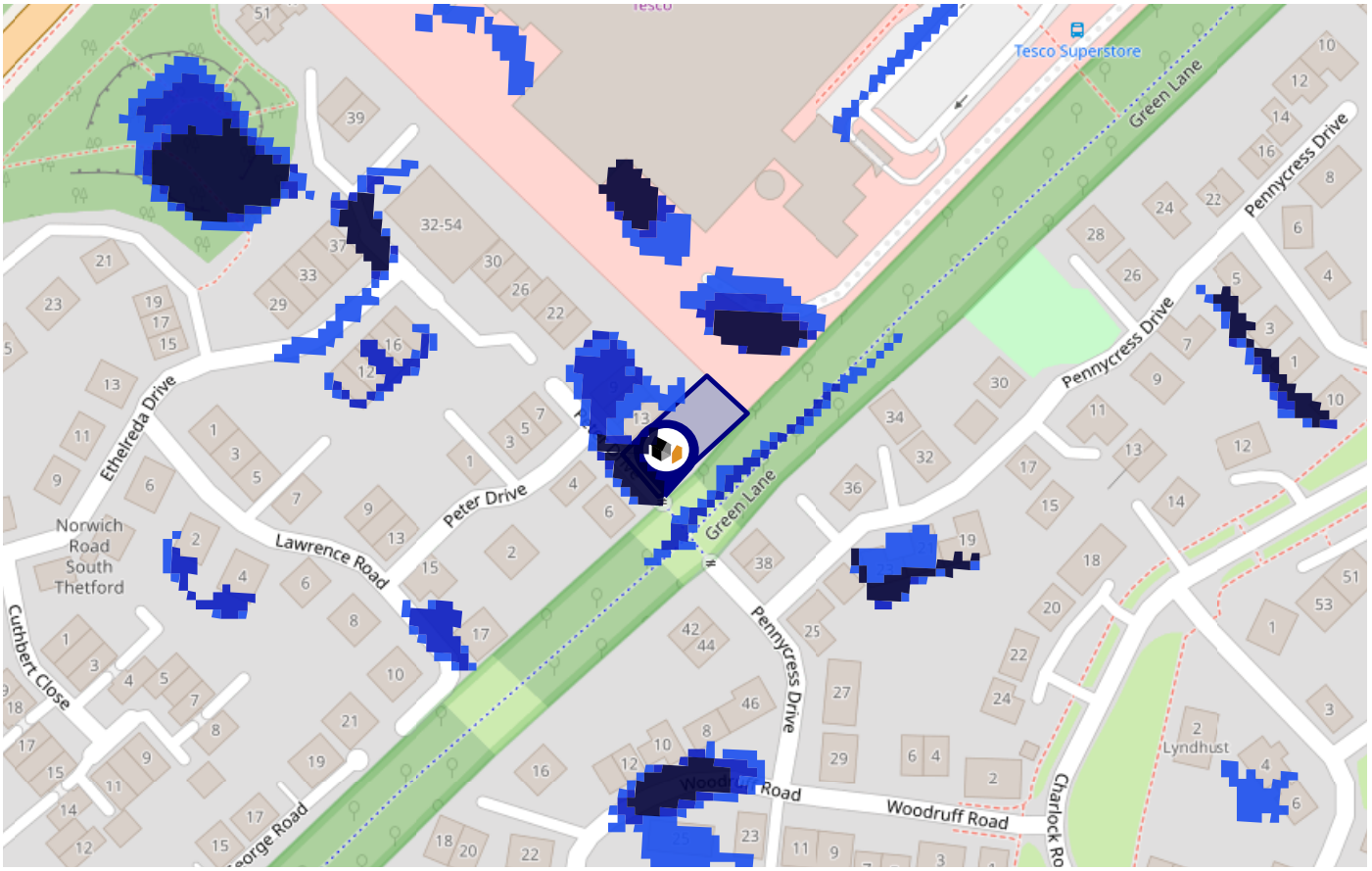
Chance of flooding to the following depths at this property:



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Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

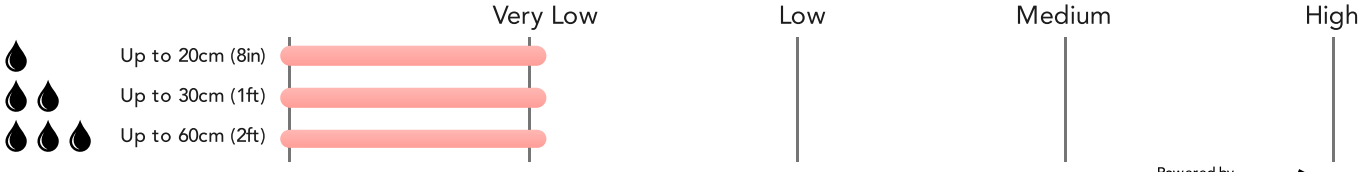


Risk Rating: Very low

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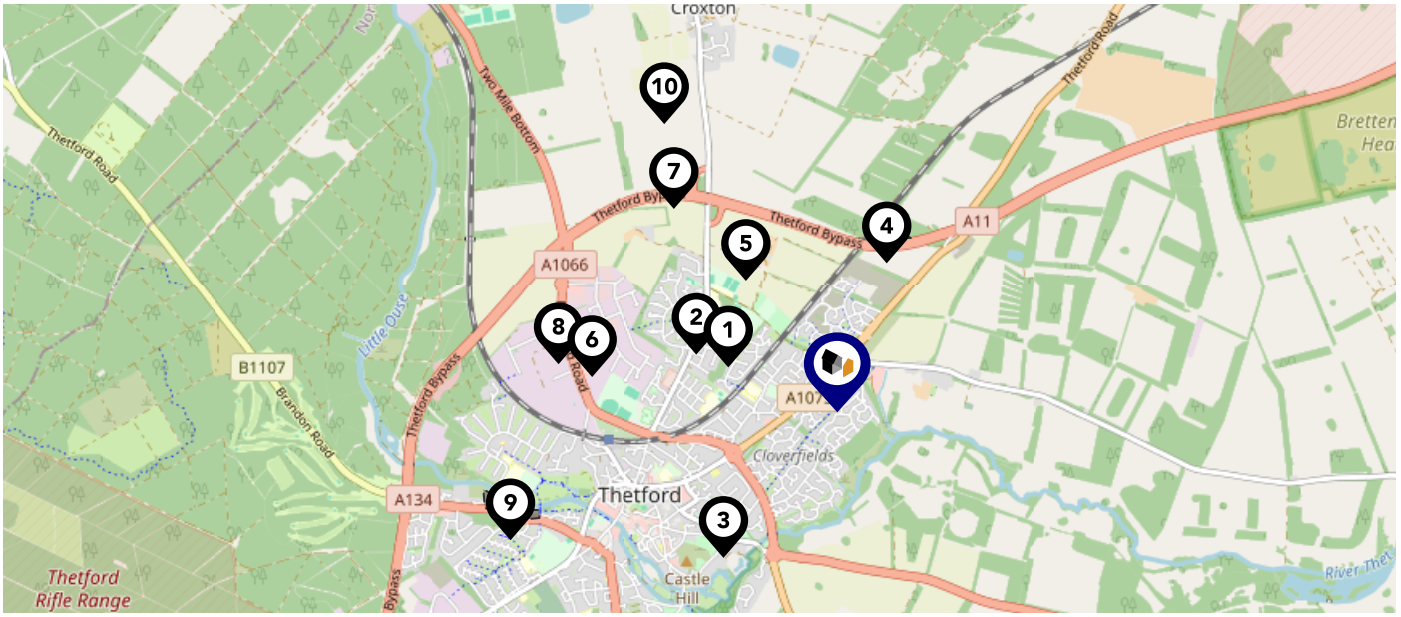
Chance of flooding to the following depths at this property:



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Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

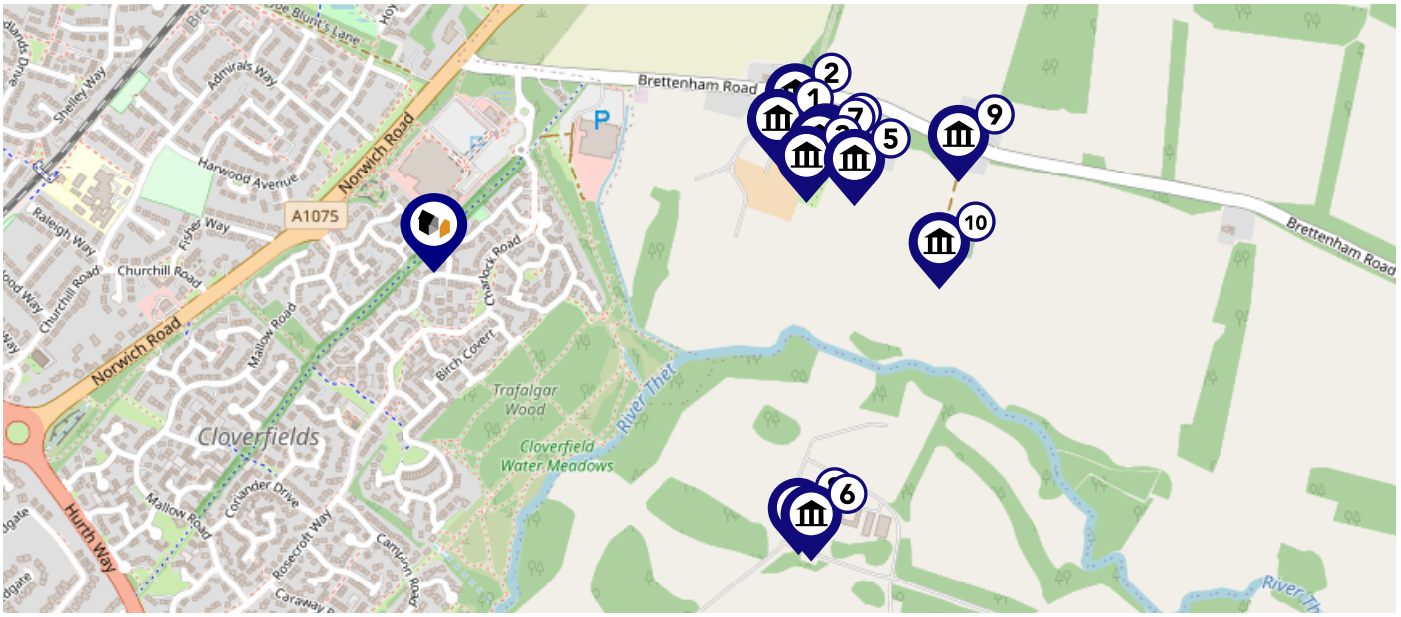


Nearby Landfill Sites

1	Thetford-Thetford, Breckland	Historic Landfill
2	Thetford-Thetford, Breckland	Historic Landfill
3	Thetford-Thetford, Breckland	Historic Landfill
4	Croxton-Breckland	Historic Landfill
5	Croxton-Breckland, Norfolk	Historic Landfill
6	Thetford-Thetford, Breckland	Historic Landfill
7	Croxton-Breckland, Norfolk	Historic Landfill
8	Thetford-Thetford, Breckland	Historic Landfill
9	Thetford-Thetford, Breckland	Historic Landfill
10	Croxton-Breckland, Norfolk	Historic Landfill

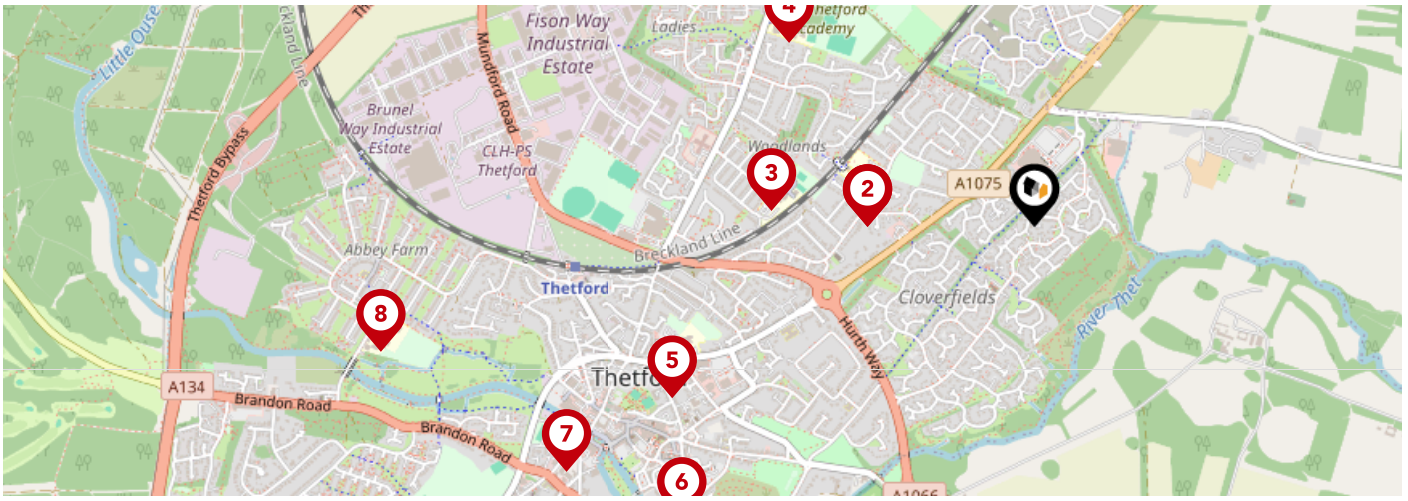
Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1342789 - Kilverstone Club In Grounds Of Kilverstone Hall	Grade II	0.4 miles
2 1170566 - Entrance Lodge To Kilverstone Hall	Grade II	0.4 miles
3 1305994 - Water Tower To Kilverstone Hall	Grade II	0.4 miles
4 1076917 - Stable Block To Kilverstone Hall	Grade II	0.5 miles
5 1076916 - Kilverstone Hall	Grade II	0.5 miles
6 1249013 - Garage And Tack Room Immediately East Of Snarehill Hall Barn	Grade II	0.5 miles
7 1076886 - Medieval Cross Base (mounting Block) At Kilverston Hall	Grade II	0.5 miles
8 1170432 - Snarehill Hall Barn	Grade II	0.5 miles
9 1393076 - Water Trough And War Memorial	Grade II	0.6 miles
10 1342788 - Church Of St Andrew	Grade II	0.6 miles

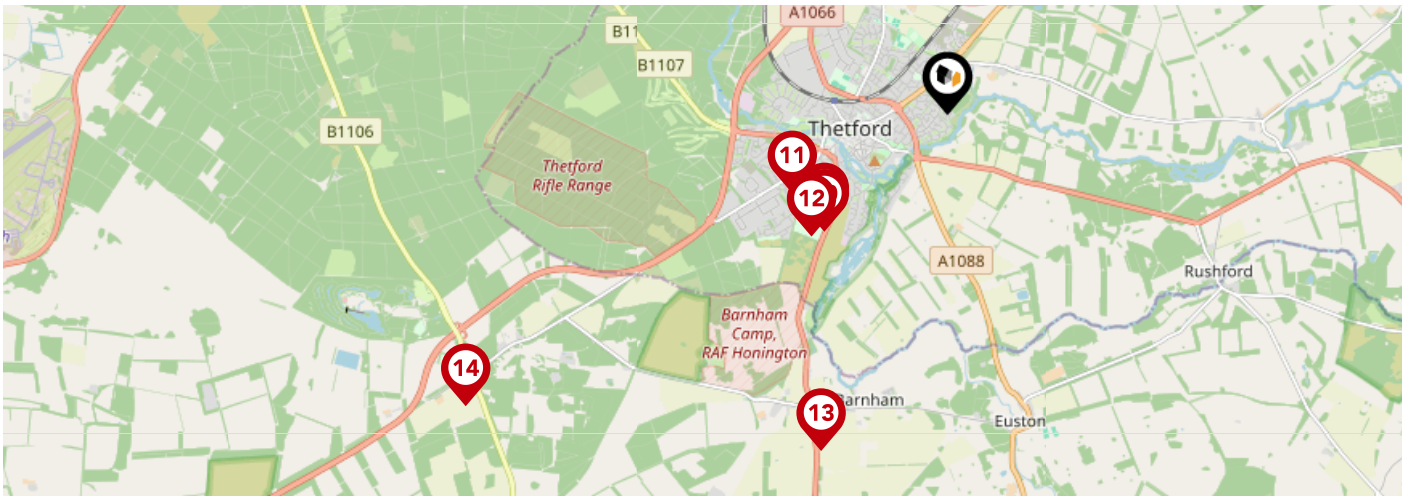
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Raleigh Infant Academy Ofsted Rating: Good | Pupils: 135 | Distance:0.38	☐	☑	☐	☐	☐
2 Admirals Academy Ofsted Rating: Requires improvement | Pupils: 229 | Distance:0.38	☐	☑	☐	☐	☐
3 Drake Primary School Ofsted Rating: Good | Pupils: 417 | Distance:0.6	☐	☑	☐	☐	☐
4 The Thetford Academy Ofsted Rating: Good | Pupils: 1305 | Distance:0.69	☐	☐	☑	☐	☐
5 Norwich Road Academy Ofsted Rating: Requires improvement | Pupils: 339 | Distance:0.91	☐	☑	☐	☐	☐
6 The Damara School Ofsted Rating: Good | Pupils: 14 | Distance:1.04	☐	☐	☑	☐	☐
7 Thetford Grammar School Ofsted Rating: Not Rated | Pupils: 201 | Distance:1.19	☐	☐	☑	☐	☐
8 The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement | Pupils: 383 | Distance:1.5	☐	☑	☐	☐	☐

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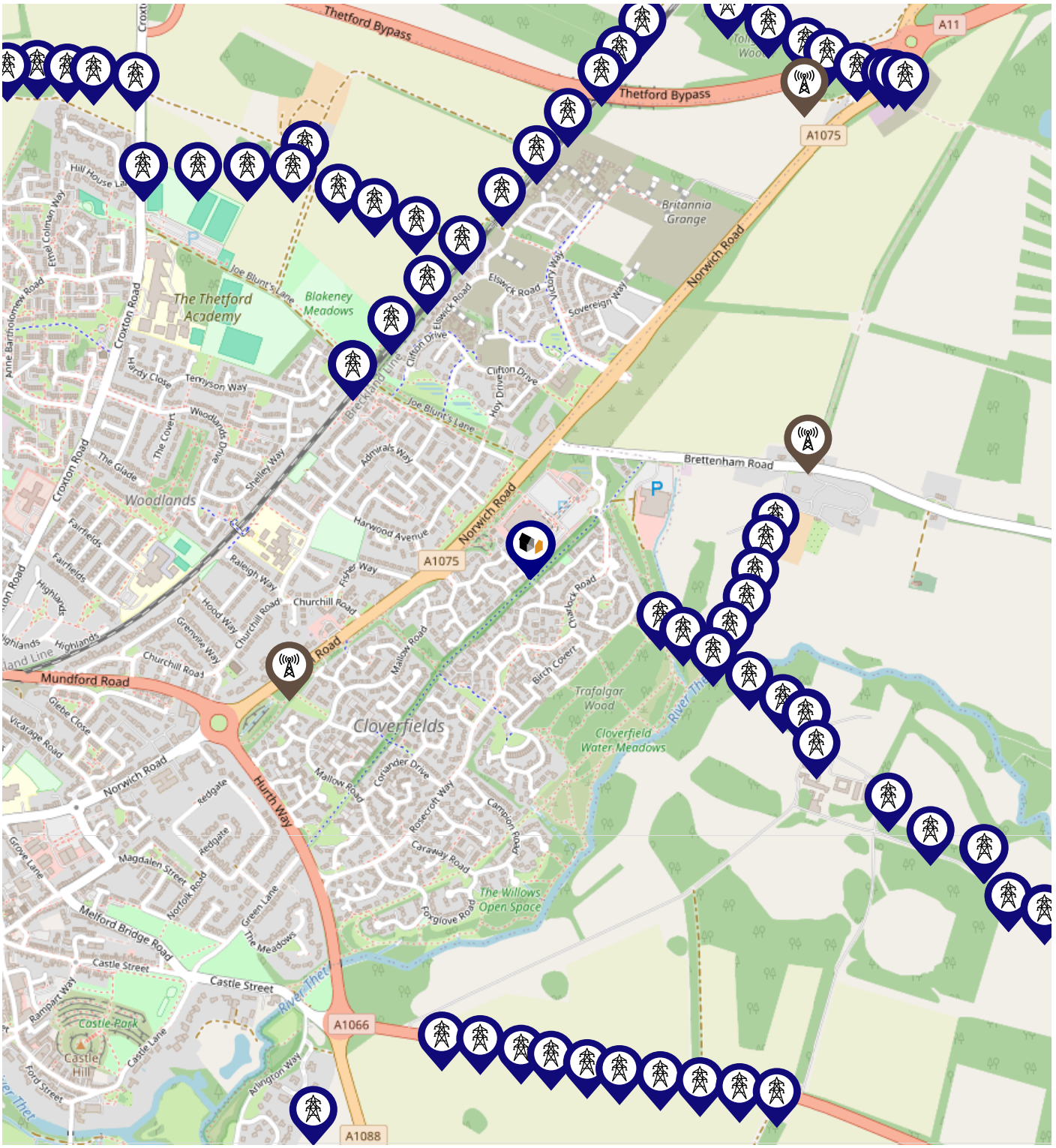
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Diamond Academy** Ofsted Rating: Not Rated | Pupils: 164 | Distance:1.51	☐	☑	☐	☐	☐
10	**Queensway Infant Academy and Nursery** Ofsted Rating: Requires improvement | Pupils: 148 | Distance:1.54	☐	☑	☐	☐	☐
11	**Redcastle Family School** Ofsted Rating: Good | Pupils: 258 | Distance:1.58	☐	☑	☐	☐	☐
12	**The Pinetree School** Ofsted Rating: Good | Pupils: 34 | Distance:1.65	☐	☐	☑	☐	☐
13	**Barnham Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 154 | Distance:3.26	☐	☑	☐	☐	☐
14	**Elveden Church of England Primary Academy** Ofsted Rating: Outstanding | Pupils: 103 | Distance:5.11	☐	☑	☐	☐	☐
15	**Honington Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 164 | Distance:6.15	☐	☑	☐	☐	☐
16	**Glade Academy** Ofsted Rating: Good | Pupils: 219 | Distance:6.21	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

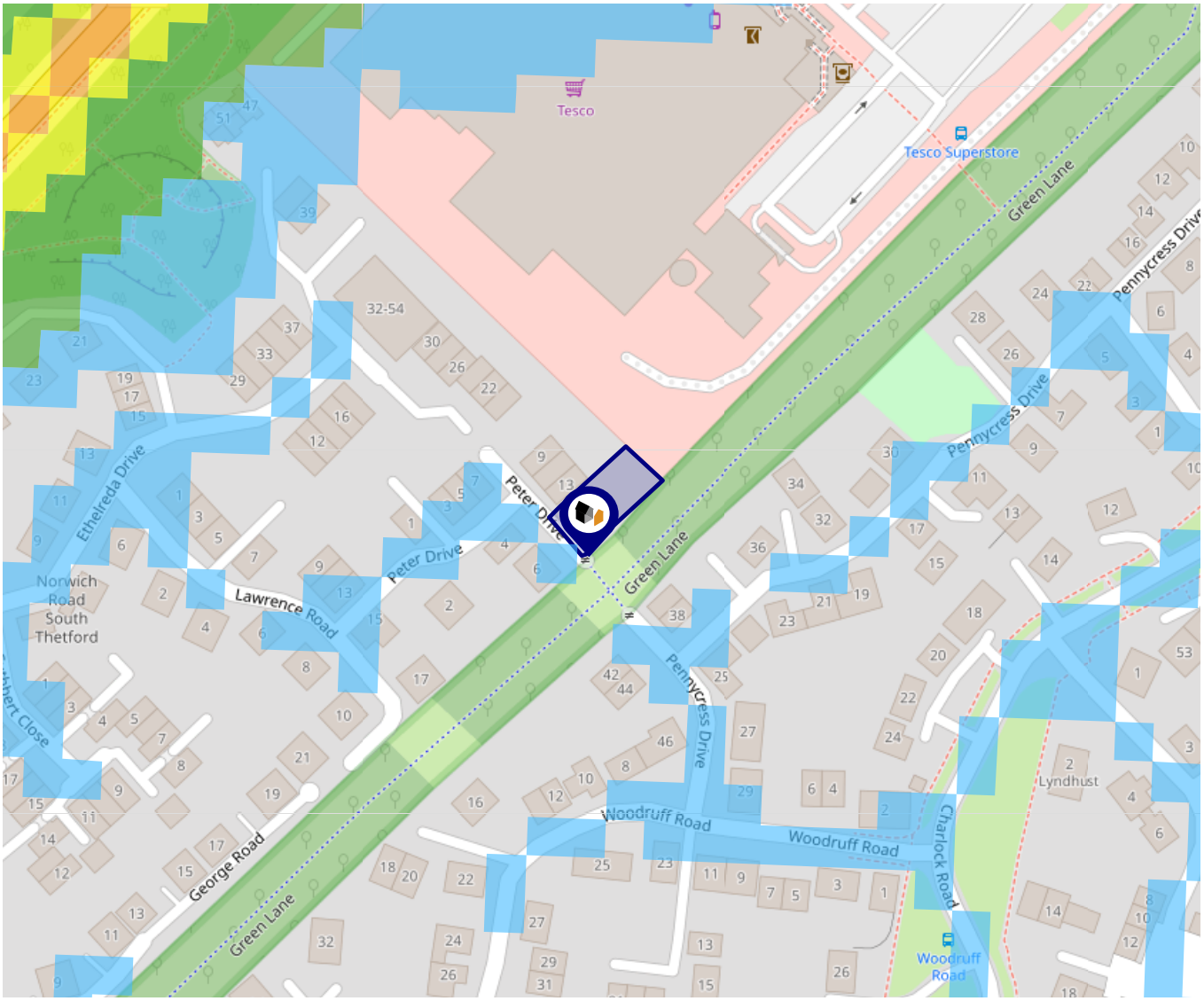


Key:

- Power Pylons
- Communication Masts

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Local Area
Road Noise

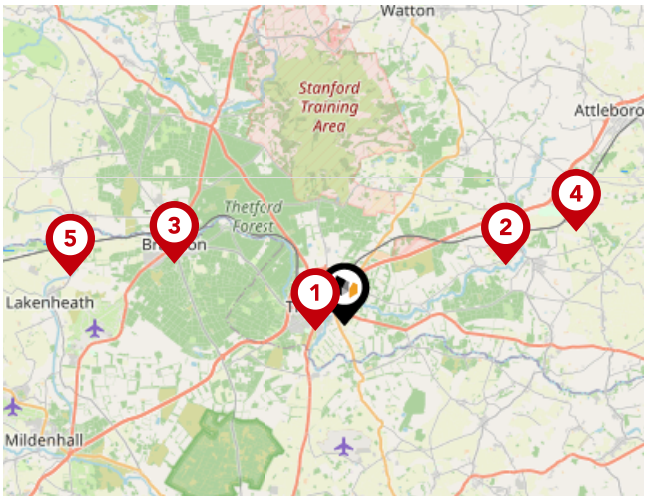


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Area
Transport (National)

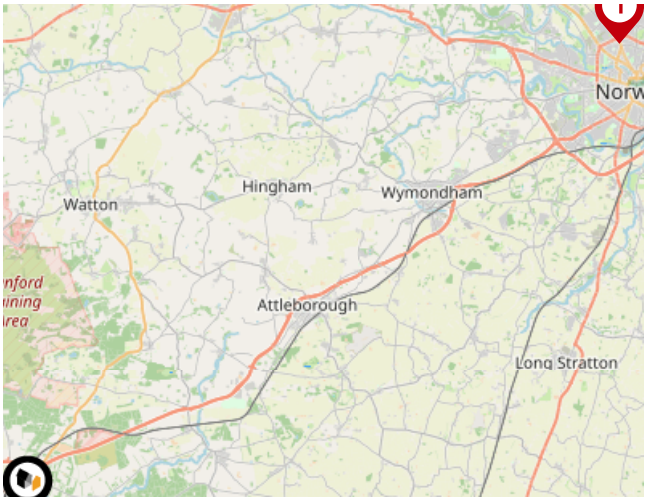


National Rail Stations

Pin	Name	Distance
1	Thetford Rail Station	1.05 miles
2	Harling Road Rail Station	6.27 miles
3	Brandon Rail Station	6.51 miles
4	Eccles Road Rail Station	9.08 miles
5	Lakenheath Rail Station	10.04 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

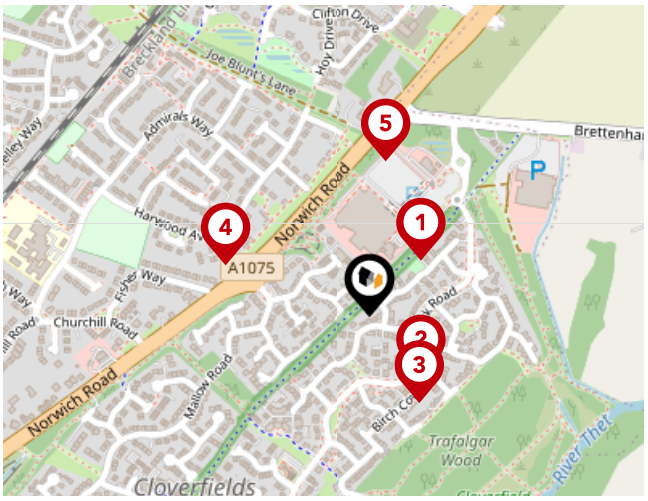


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	27.39 miles

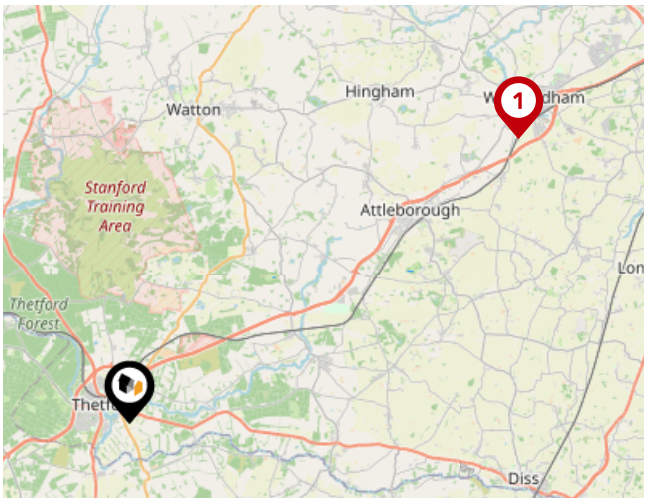
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Area
Transport (Local)



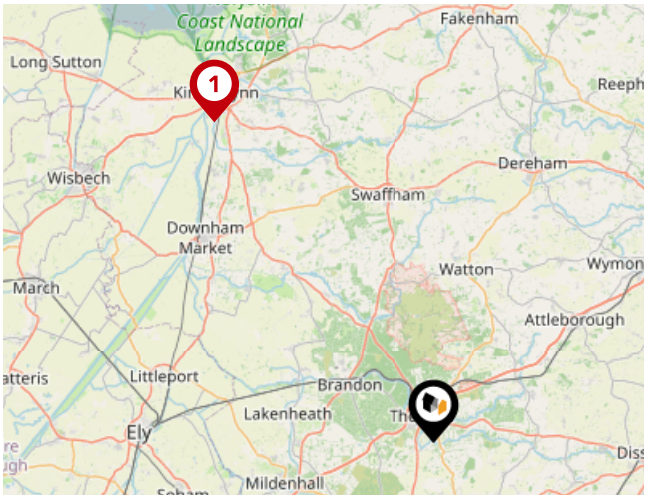
Bus Stops/Stations

Pin	Name	Distance
1	Tesco Superstore	0.08 miles
2	Woodruff Road	0.08 miles
3	Alder Covert	0.11 miles
4	Duncan Close	0.17 miles
5	Brettenham Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	17.4 miles



Ferry Terminals

Pin	Name	Distance
1	King's Lynn Ferry Landing	27.98 miles

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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.

Whittley Parish | Attleborough
Testimonials

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 Whitley 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.

/whittleyparishmanagementltd

/whittleyparish

/whittleyparish/?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.

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Whittley Parish | Attleborough

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nick@whittleyparish.com
www.whittleyparish.com

Ordnance Survey
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Environment Agency
Historic England
Office for National Statistics
Ofcom
Royal Mail