

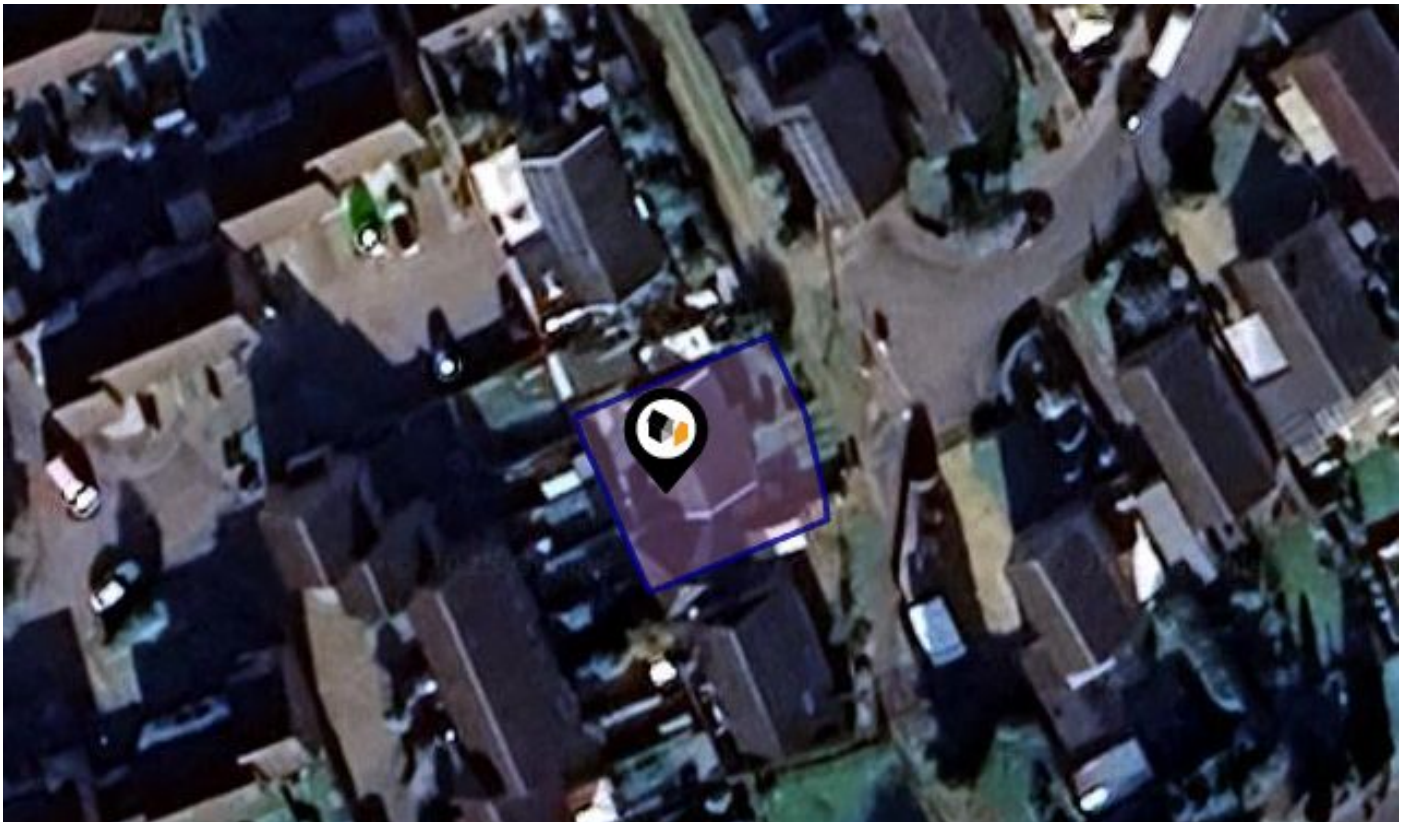


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05<sup>th</sup> February 2025



## EDEN LANE, ATTLEBOROUGH, NR17

### Whittley Parish | Attleborough

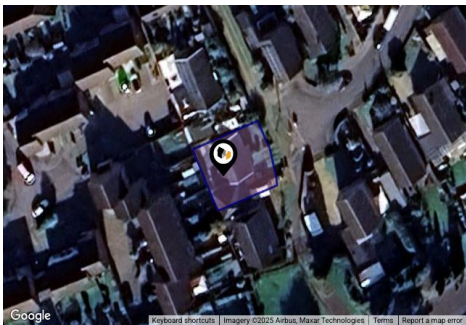
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





## Property

**Type:** Detached  
**Bedrooms:** 2  
**Plot Area:** 0.07 acres  
**Year Built :** 1967-1975  
**Council Tax :** Band C  
**Annual Estimate:** £1,973  
**Title Number:** NK426768

**Tenure:** Freehold

## Local Area

**Local Authority:** Norfolk  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas: No Risk  
 • Surface Water: Very Low

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

<b>18</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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


### Satellite/Fibre TV Availability:


# Planning History

## This Address

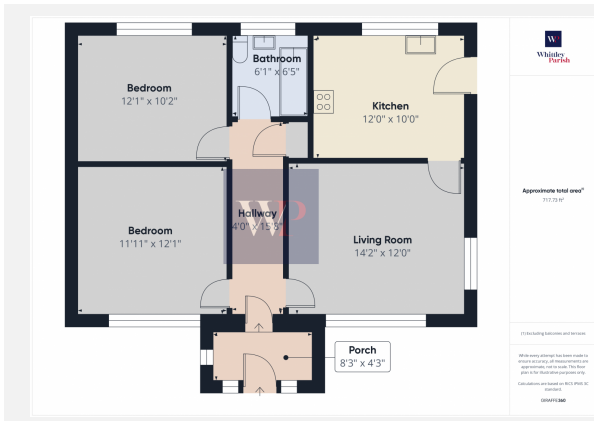


Planning records for: *Eden Lane, Attleborough, NR17*

<b>Reference - 3DC/2013/0088/DOC</b>
<b>Decision:</b> DOC-Discharge FULL
<b>Date:</b> 09th July 2013
<b>Description:</b> Discharge of condition 7 on pp 3PL/2012/0687/F
<b>Reference - 3PL/2012/0687/F</b>
<b>Decision:</b> Permission
<b>Date:</b> 26th June 2012
<b>Description:</b> Erection of single storey dwelling with rooms in roof, garage & garage for 1 Eden Lane
<b>Reference - 3DC/2013/0047/DOC</b>
<b>Decision:</b> DOC - COMPLETE
<b>Date:</b> 16th April 2013
<b>Description:</b> Discharge of condition 7 of 3PL/2012/0687/F - Materials
<b>Reference - 3DC/2013/0080/DOC</b>
<b>Decision:</b> DOC - COMPLETE
<b>Date:</b> 21st June 2013
<b>Description:</b> Discharge of condition no. 5 on pp 3PL/2012/0687/F

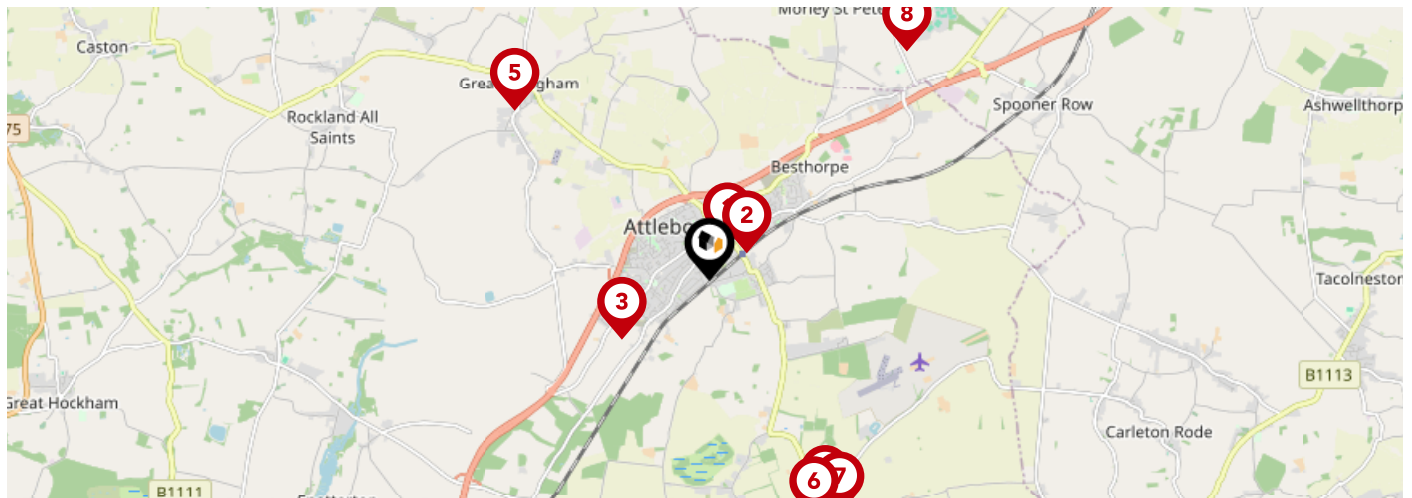


# Gallery Photos





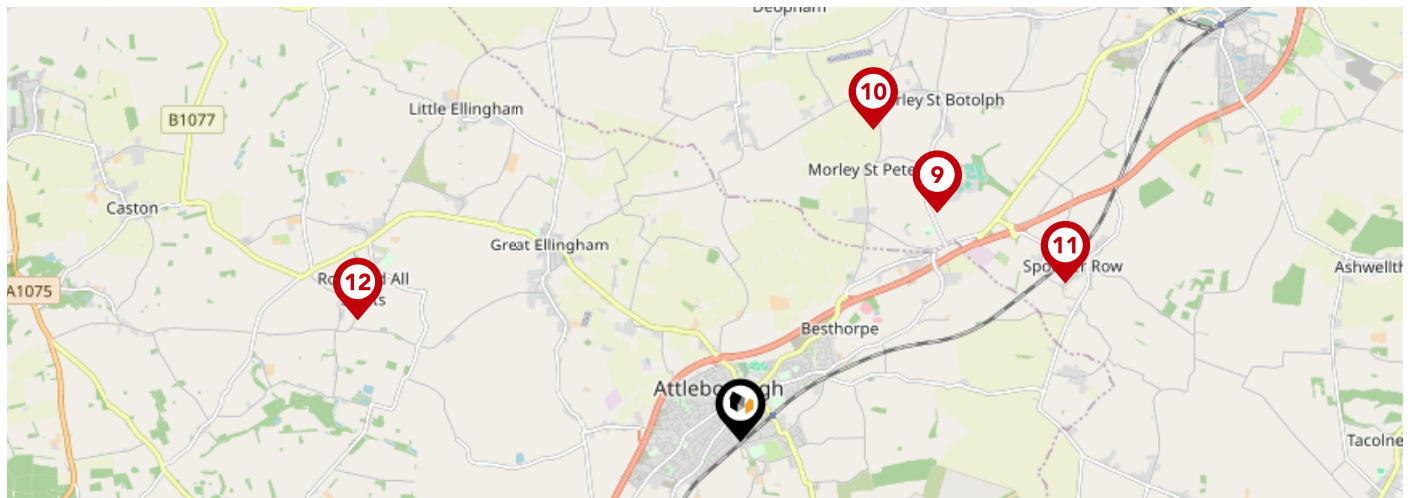
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Attleborough Academy</b> Ofsted Rating: Good   Pupils: 932   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Attleborough Primary School</b> Ofsted Rating: Requires improvement   Pupils: 378   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Rosecroft Primary School</b> Ofsted Rating: Requires improvement   Pupils: 525   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 194   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Great Ellingham Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 174   Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 492   Distance:2.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Wymondham College Prep School</b> Ofsted Rating: Outstanding   Pupils: 334   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



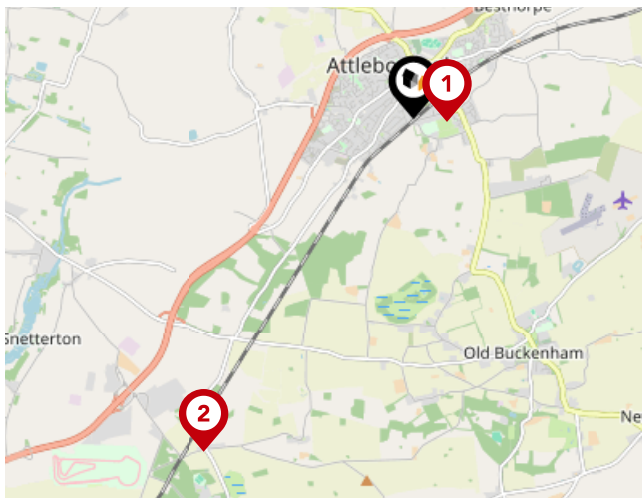
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>Wymondham College</b> Ofsted Rating: Outstanding   Pupils: 1434   Distance:2.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Morley Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 128   Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Spooner Row Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rocklands Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Aurora White House School</b> Ofsted Rating: Good   Pupils: 61   Distance:4.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Aurora Eccles School</b> Ofsted Rating: Not Rated   Pupils: 202   Distance:4.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Acorn Park School</b> Ofsted Rating: Good   Pupils: 128   Distance:4.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

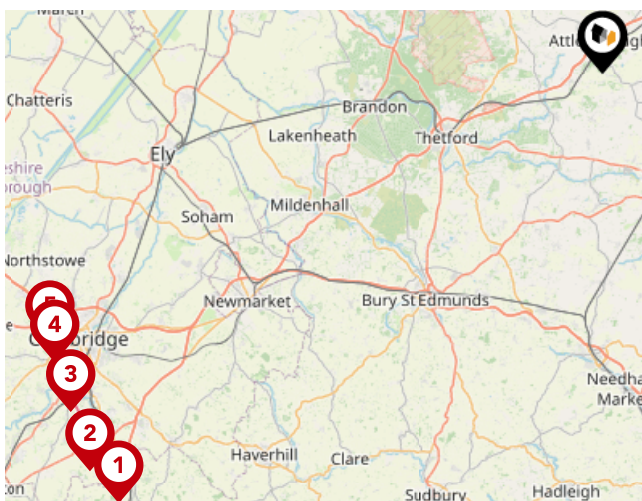
# Area

## Transport (National)



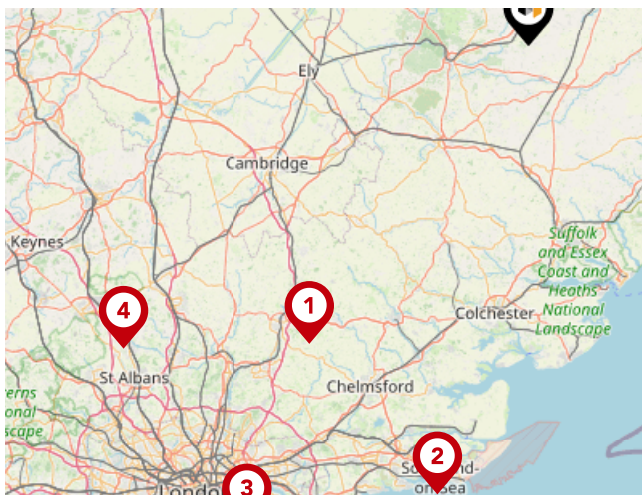
### National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	0.3 miles
2	Eccles Road Rail Station	3.55 miles
3	Wymondham Abbey (Mid Norfolk Railway)	5.33 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.93 miles
2	M11 J10	46.97 miles
3	M11 J11	45.68 miles
4	M11 J13	44.79 miles
5	M11 J14	44.5 miles



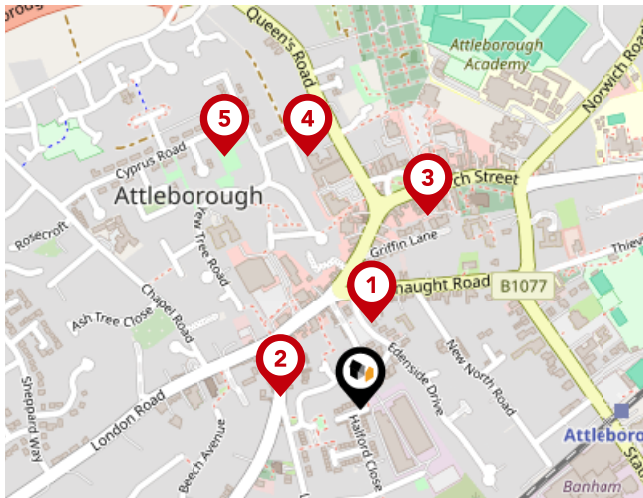
### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	53.77 miles
2	Southend-on-Sea	66.77 miles
3	Silvertown	81.15 miles
4	Luton Airport	73.54 miles



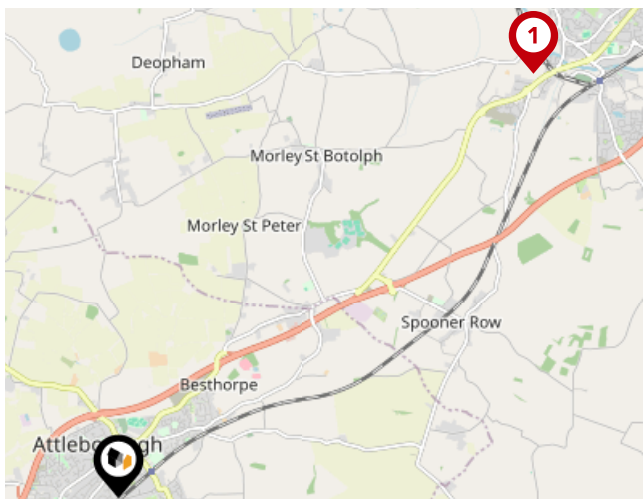
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Edenside Drive	0.1 miles
2	Leys Lane	0.09 miles
3	Queens Square	0.23 miles
4	Queens Road	0.29 miles
5	Cyprus Road	0.32 miles



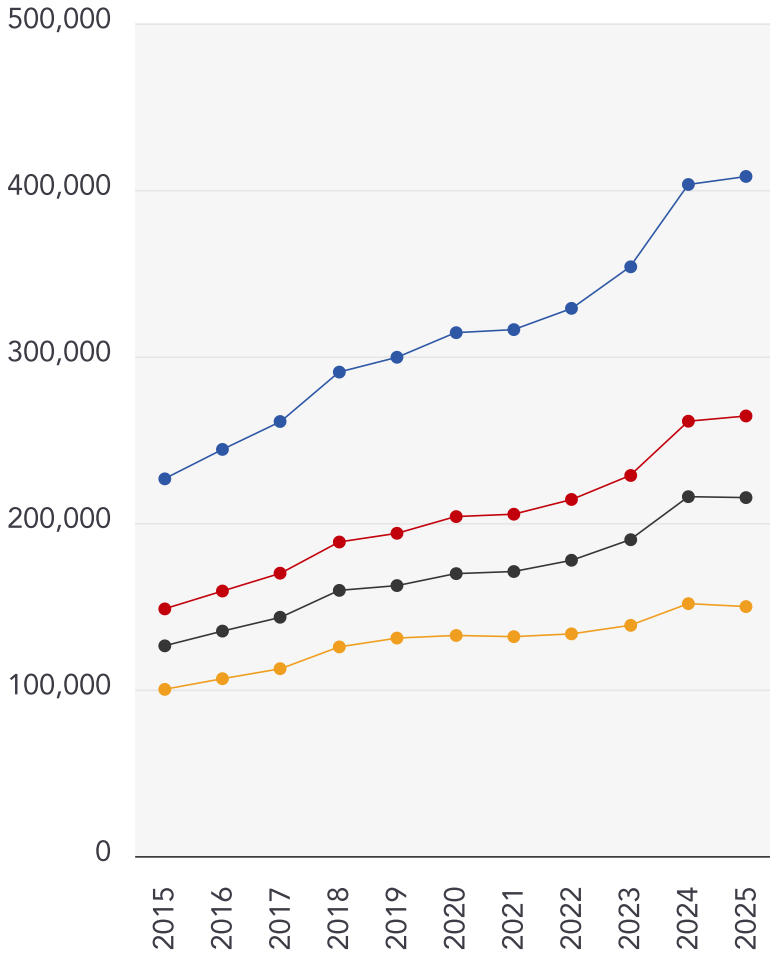
### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.34 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in NR17



Detached

**+80.17%**

Semi-Detached

**+78.07%**

Terraced

**+70.53%**

Flat

**+49.65%**



### Whittleby Parish | Attleborough

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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 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 Whittley 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

## 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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