

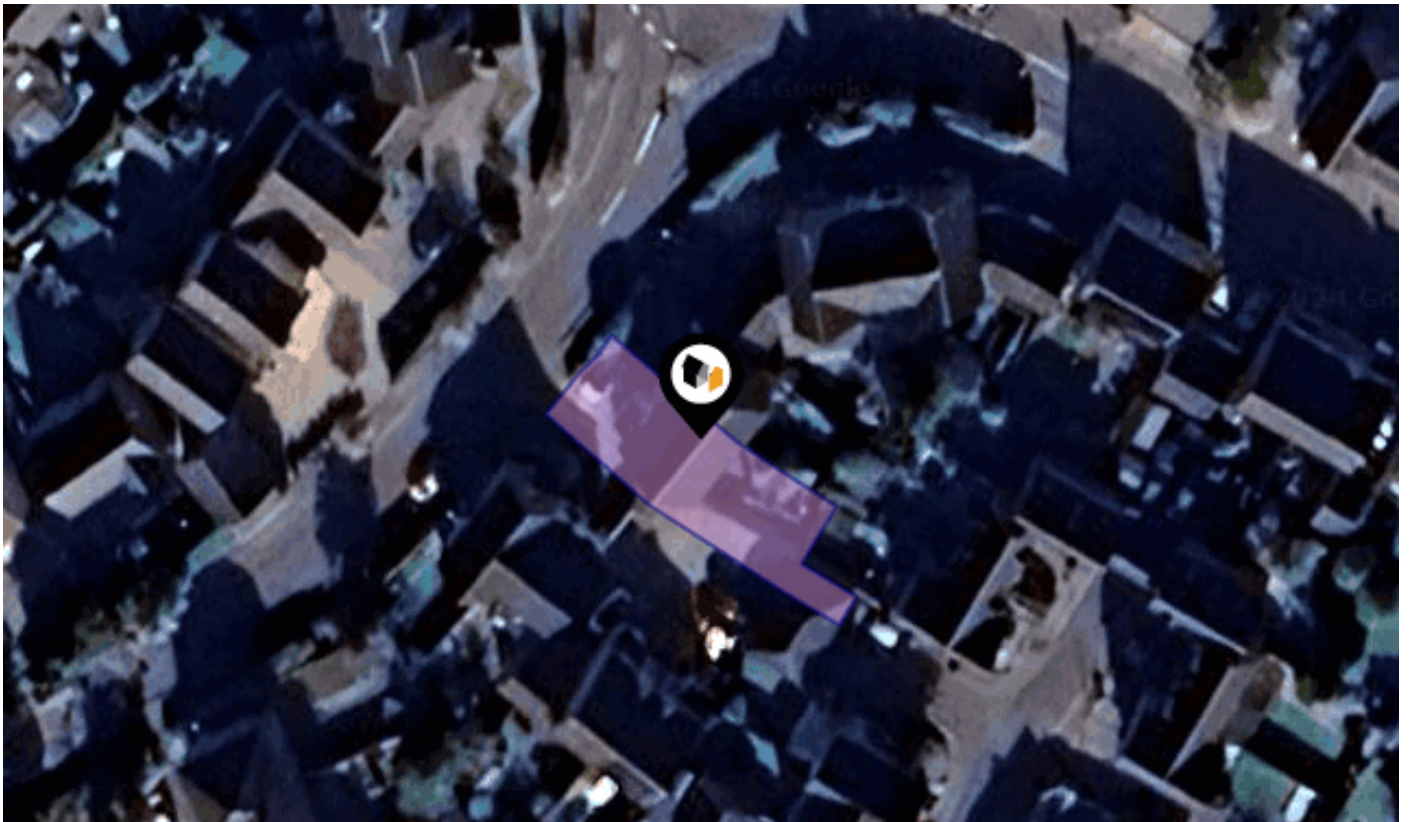


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 29th November 2024



BLACKTHORN ROAD, WYMONDHAM, NR18

Whittley Parish | Attleborough

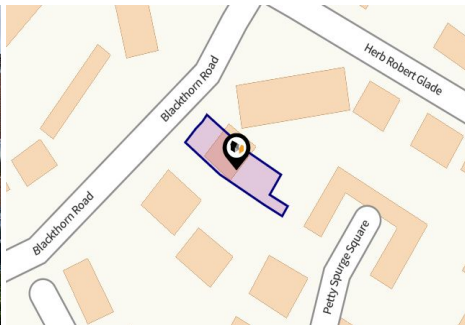
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.05 acres
Year Built :	1998
Council Tax :	Band C
Annual Estimate:	£2,007
Title Number:	NK212052

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	75 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



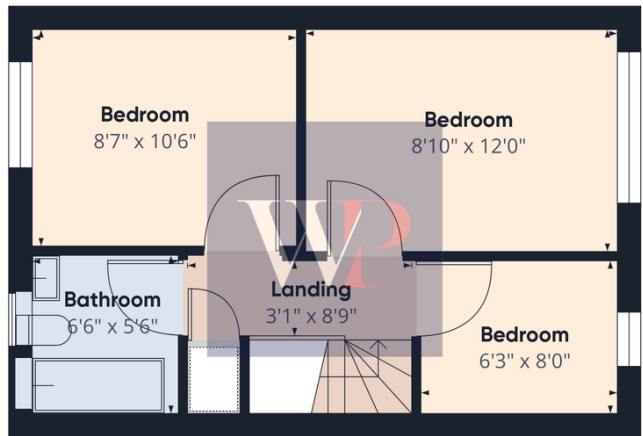




BLACKTHORN ROAD, WYMONDHAM, NR18



Floor 0



Floor 1



Approximate total area⁽¹⁾
 693.52 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

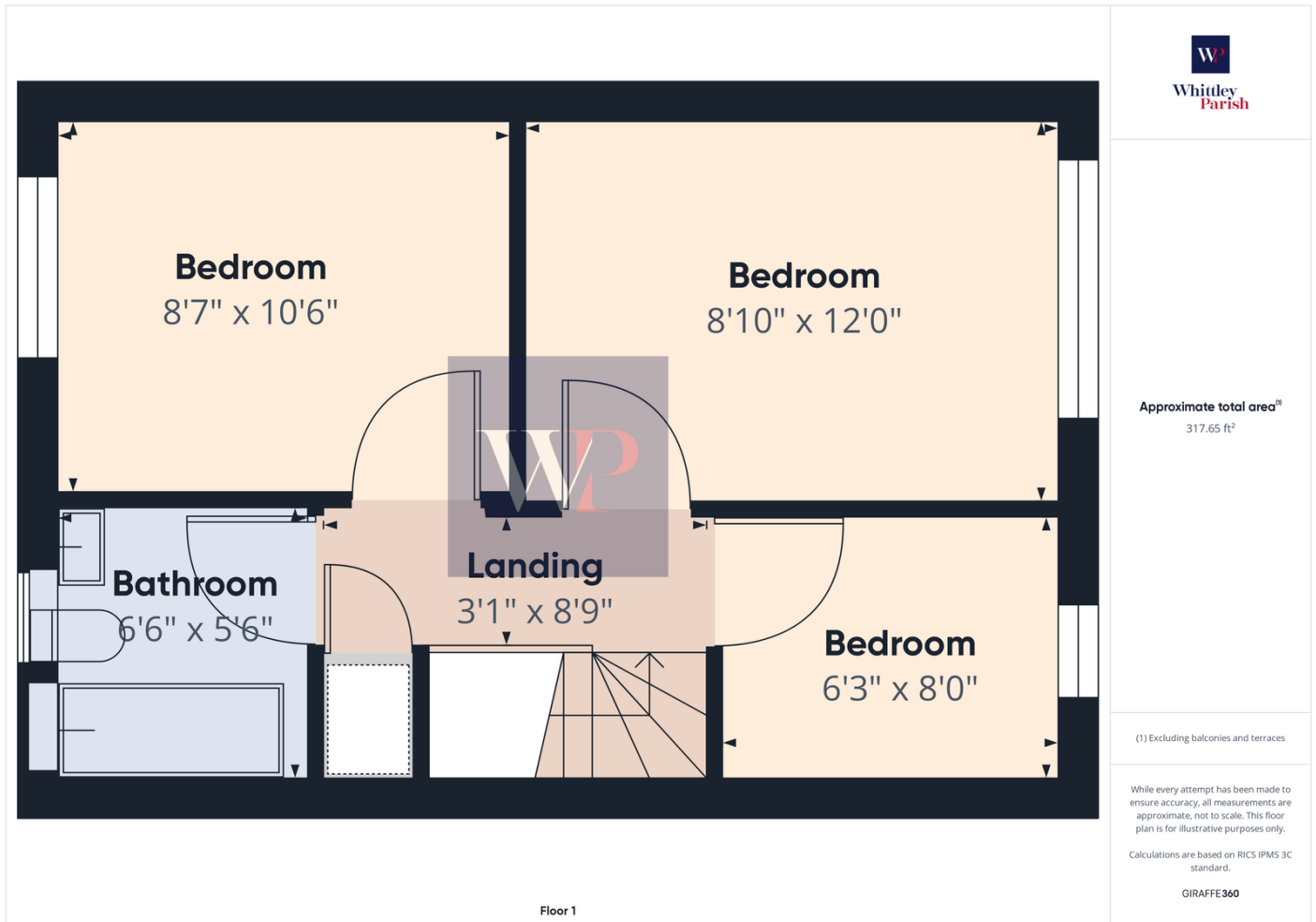


BLACKTHORN ROAD, WYMONDHAM, NR18





BLACKTHORN ROAD, WYMONDHAM, NR18





WYMONDHAM, NR18

Energy rating

C

Valid until 18.02.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

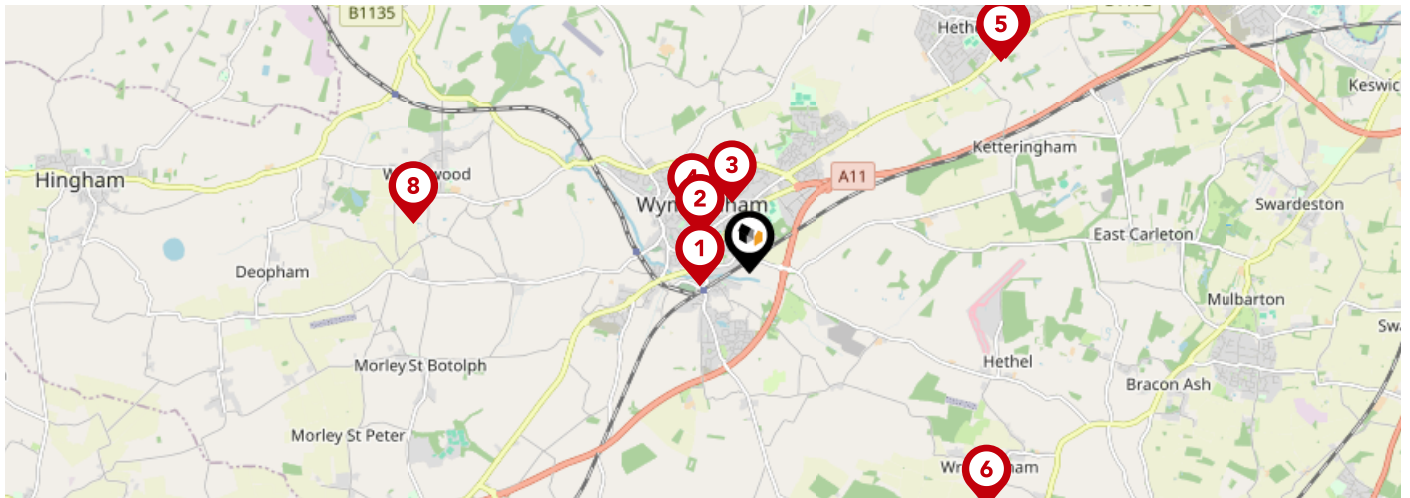
EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Total Floor Area:	67 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Browick Road Primary and Nursery School Ofsted Rating: Outstanding Pupils: 253 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Wymondham High Academy Ofsted Rating: Good Pupils: 1602 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Ashleigh Primary School and Nursery, Wymondham Ofsted Rating: Outstanding Pupils: 479 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Robert Kett Primary School Ofsted Rating: Requires improvement Pupils: 567 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Hethersett Academy Ofsted Rating: Outstanding Pupils: 1174 Distance:2.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Hethersett VC Primary School Ofsted Rating: Good Pupils: 272 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Wicklewood Primary School and Nursery Ofsted Rating: Outstanding Pupils: 201 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

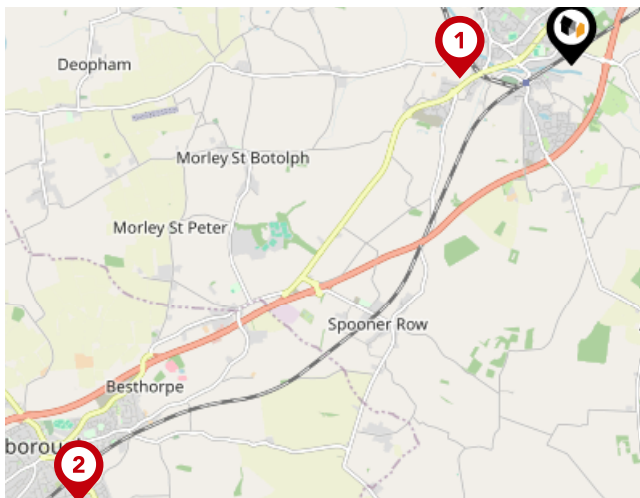
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Spooner Row Primary School</p> <p>Ofsted Rating: Good Pupils: 103 Distance:3.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Wymondham College Prep School</p> <p>Ofsted Rating: Outstanding Pupils: 334 Distance:3.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Wymondham College</p> <p>Ofsted Rating: Outstanding Pupils: 1434 Distance:3.5</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Hethersett, Woodside Primary & Nursery School</p> <p>Ofsted Rating: Requires improvement Pupils: 488 Distance:3.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Morley Church of England Primary Academy</p> <p>Ofsted Rating: Good Pupils: 128 Distance:3.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Barford Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 91 Distance:3.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Little Melton Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 118 Distance:4.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Barnham Broom Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 110 Distance:4.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

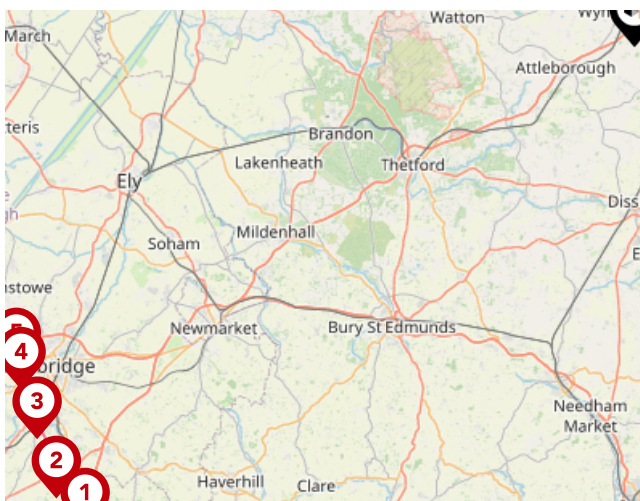
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	1.02 miles
2	Attleborough Rail Station	5.95 miles
3	Eccles Road Rail Station	9.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	53.09 miles
2	M11 J10	53.12 miles
3	M11 J11	51.8 miles
4	M11 J13	50.83 miles
5	M11 J14	50.49 miles

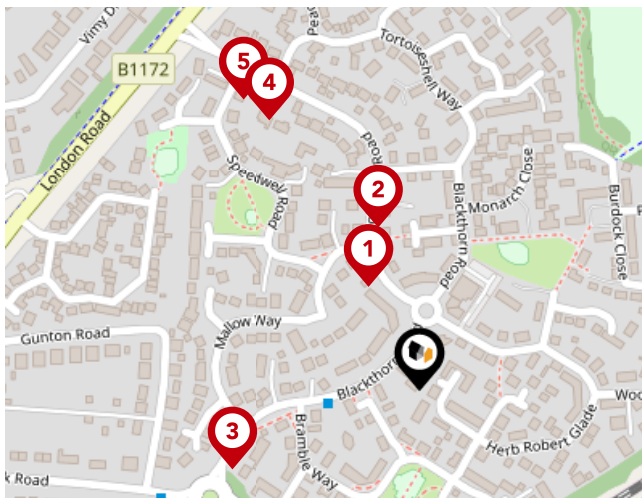


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	71.65 miles
2	Stansted Airport	59.76 miles
3	Manston	85.27 miles
4	Luton Airport	79.69 miles

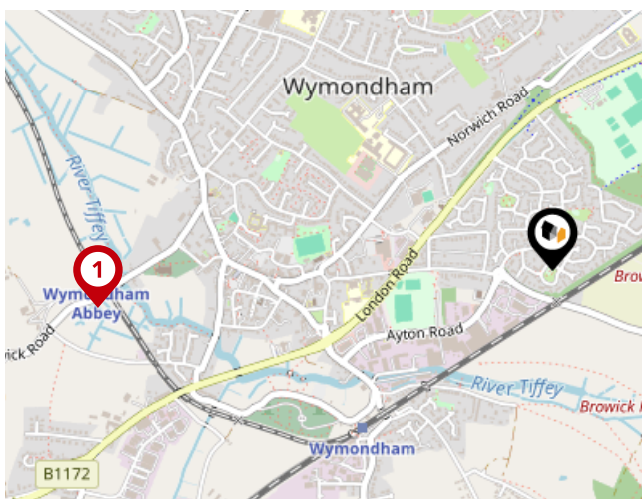
Area

Transport (Local)



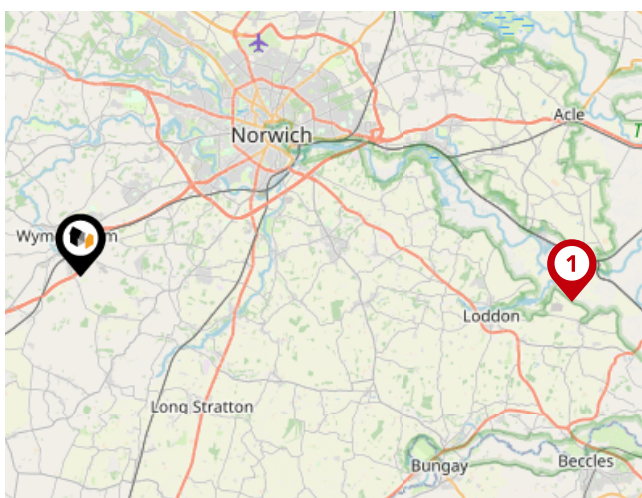
Bus Stops/Stations

Pin	Name	Distance
1	Mallow Road	0.07 miles
2	Mallow Way	0.1 miles
3	Holly Blue Road	0.11 miles
4	Peacock Chase	0.17 miles
5	Peacock Chase	0.19 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	1.03 miles



Ferry Terminals

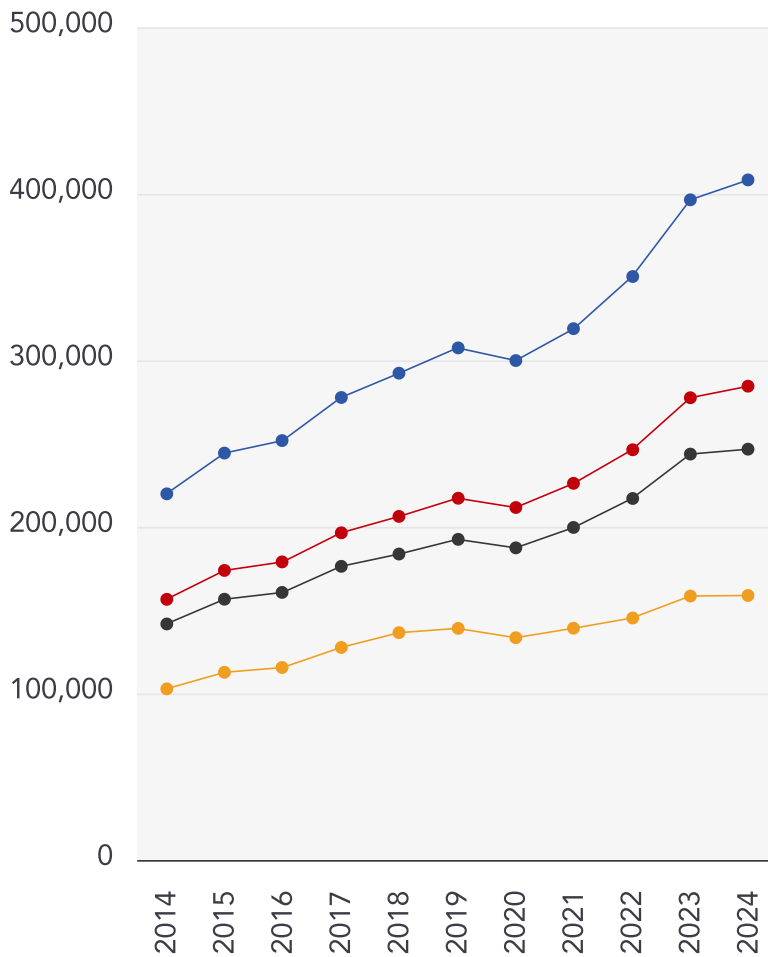
Pin	Name	Distance
1	Reedham Ferry North	17.76 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR18



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%



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.



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.



[/whittleyparishmanagementltd](#)



[/whittleyparish](#)



[/whittleyparish/?hl=en](#)

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.



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.



Whittleby Parish | Attleborough

Suva House, Queens Square Attleborough

NR17 2AF

01953 711839

nick@whittlebyparish.com

www.whittlebyparish.com

