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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16<sup>th</sup> January 2025



**LANCASTER ROAD, ATTLEBOROUGH, NR17**

## Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

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nick@whittleyparish.com

www.whittleyparish.com



# Property Overview



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	850 ft <sup>2</sup> / 79 m <sup>2</sup>
<b>Plot Area:</b>	0.06 acres
<b>Year Built :</b>	2019
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,726
<b>Title Number:</b>	NK498862

**Tenure:** Freehold

## Local Area

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

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

**28**  
mb/s



**1000**  
mb/s



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



**Satellite/Fibre TV Availability:**

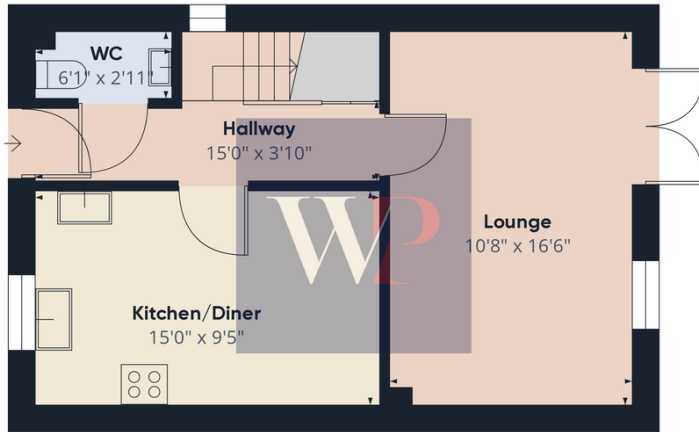




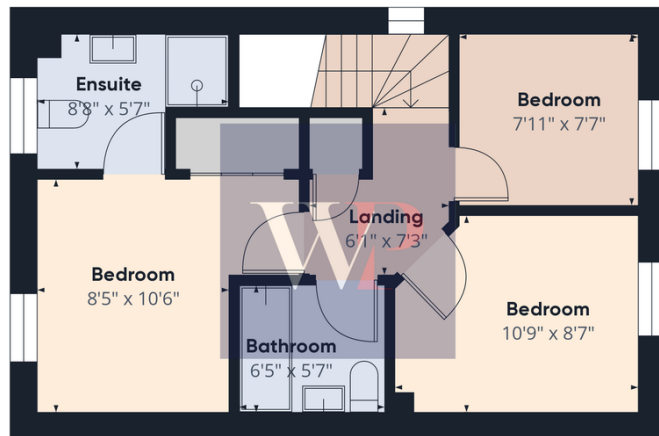




**LANCASTER ROAD, ATTLEBOROUGH, NR17**



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 803 ft<sup>2</sup>

(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

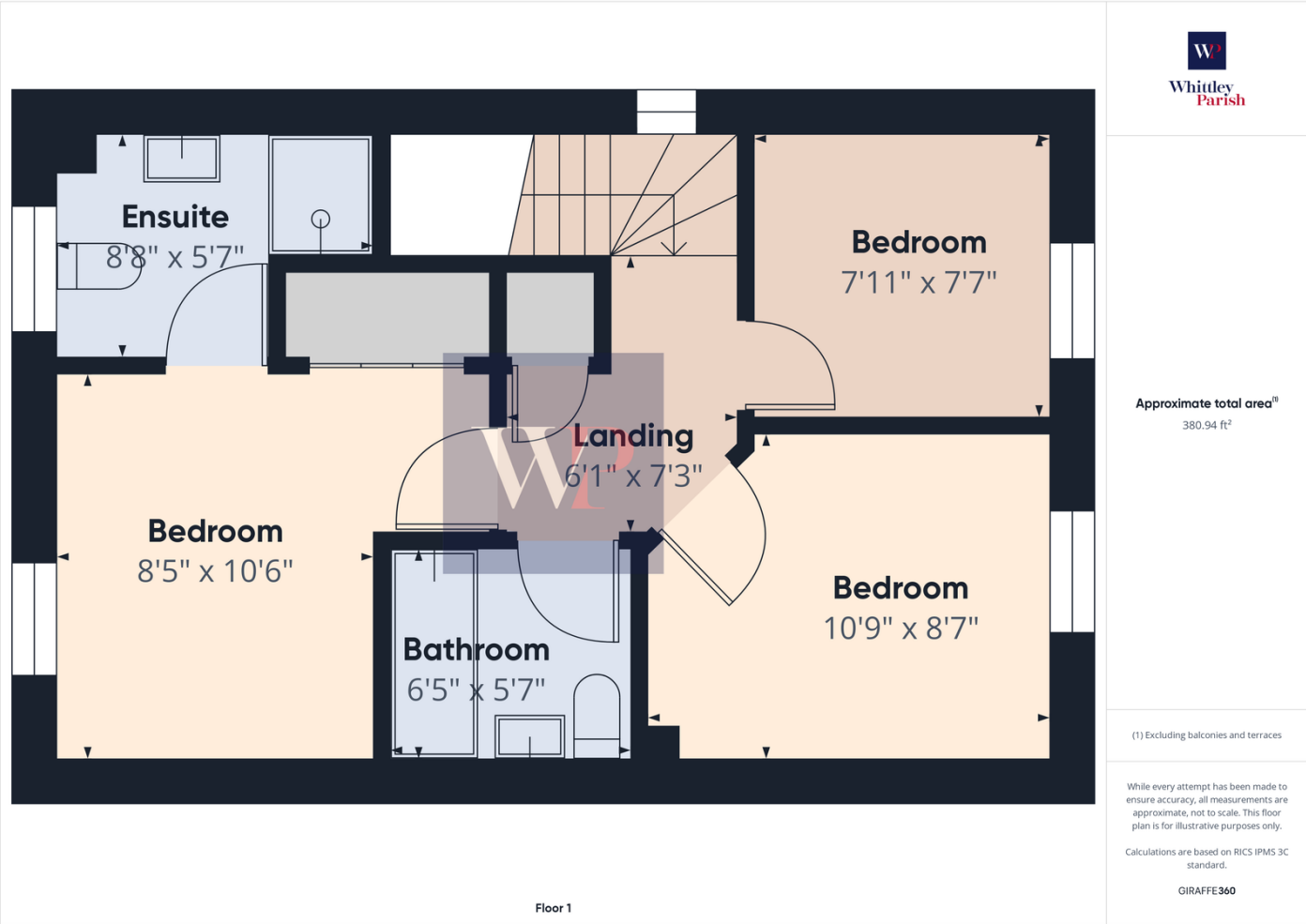


## LANCASTER ROAD, ATTLEBOROUGH, NR17





**LANCASTER ROAD, ATTLEBOROUGH, NR17**





Lancaster Road, NR17

Energy rating

**B**

Valid until 04.12.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		96   <b>A</b>
81-91	<b>B</b>	84   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

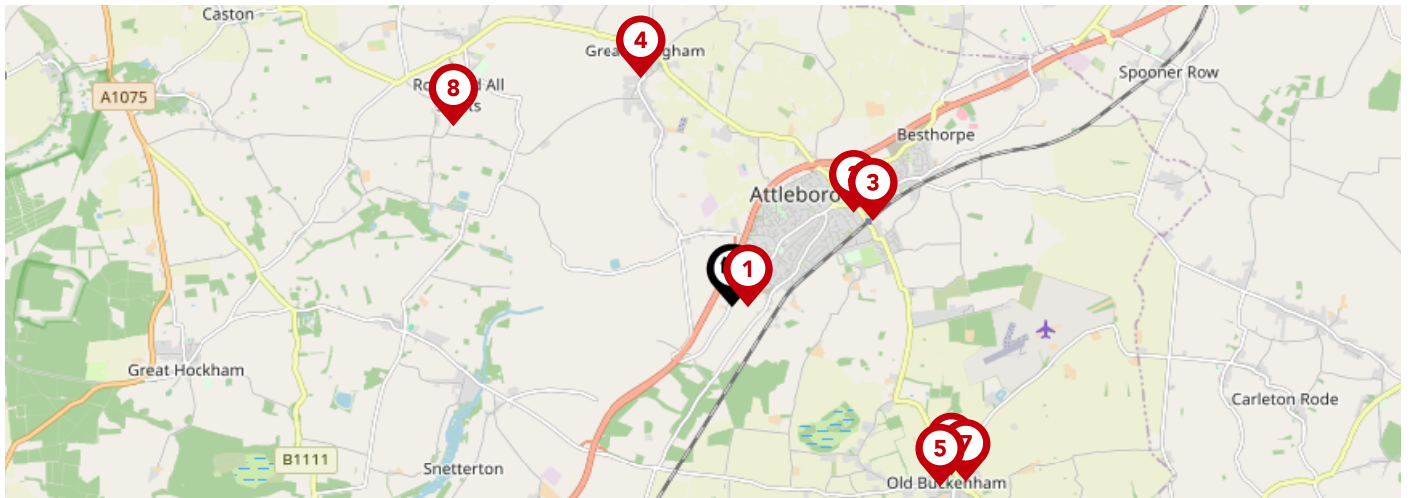




### Additional EPC Data

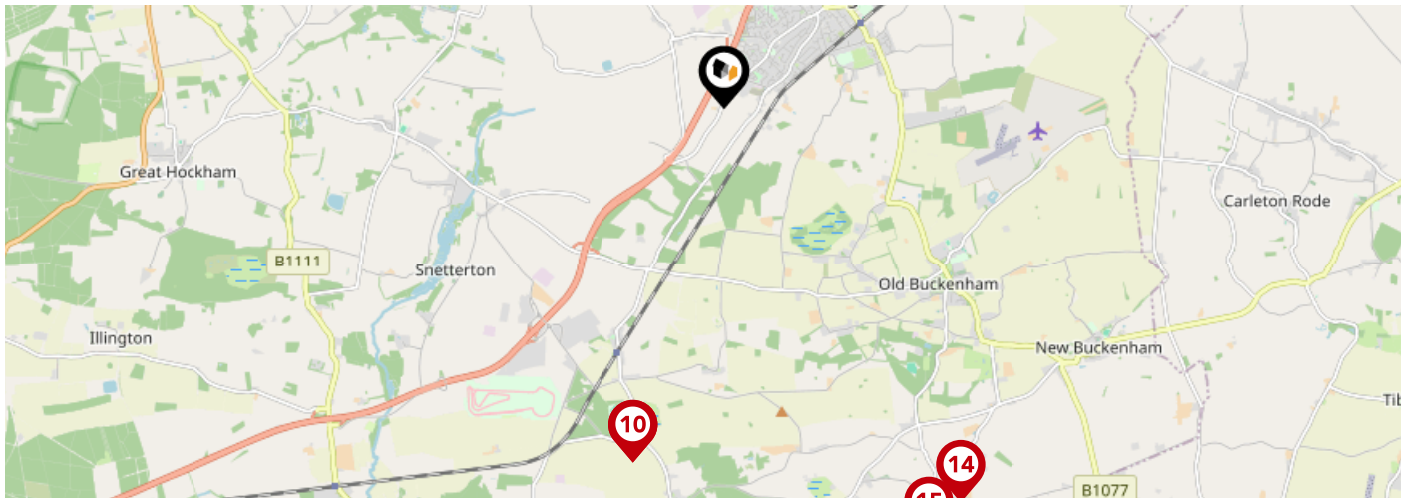
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Very 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>	Average thermal transmittance 0.16 W/m <sup>2</sup> K
<b>Total Floor Area:</b>	79 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Rosecroft Primary School</b> Ofsted Rating: Requires improvement   Pupils: 525   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Attleborough Academy</b> Ofsted Rating: Good   Pupils: 932   Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Attleborough Primary School</b> Ofsted Rating: Requires improvement   Pupils: 378   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Great Ellingham Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 174   Distance:2.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 194   Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 492   Distance:2.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Rocklands Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

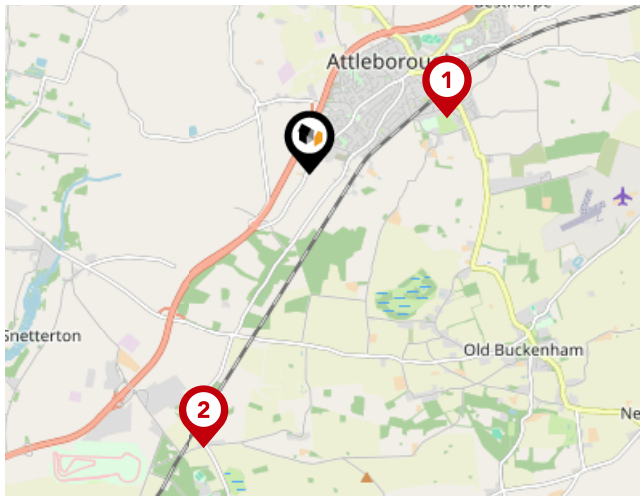
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Aurora White House School</b> Ofsted Rating: Good   Pupils: 61   Distance:3.3	<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:3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wymondham College Prep School</b> Ofsted Rating: Outstanding   Pupils: 334   Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wymondham College</b> Ofsted Rating: Outstanding   Pupils: 1434   Distance:3.76	<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:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Acorn Park School</b> Ofsted Rating: Good   Pupils: 128   Distance:4.16	<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:4.31	<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:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

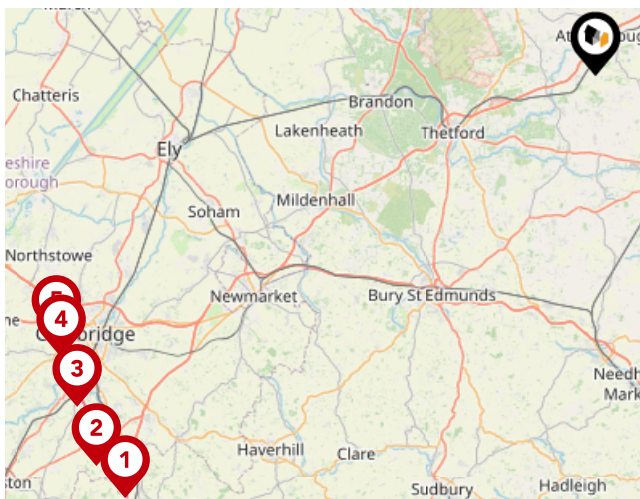
# Area

## Transport (National)



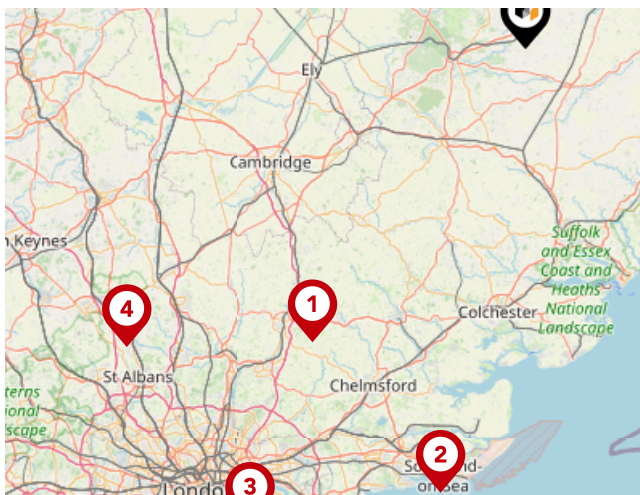
### National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	1.33 miles
2	Eccles Road Rail Station	2.65 miles
3	Wymondham Abbey (Mid Norfolk Railway)	6.38 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	45.88 miles
2	M11 J10	45.9 miles
3	M11 J11	44.6 miles
4	M11 J13	43.71 miles
5	M11 J14	43.42 miles

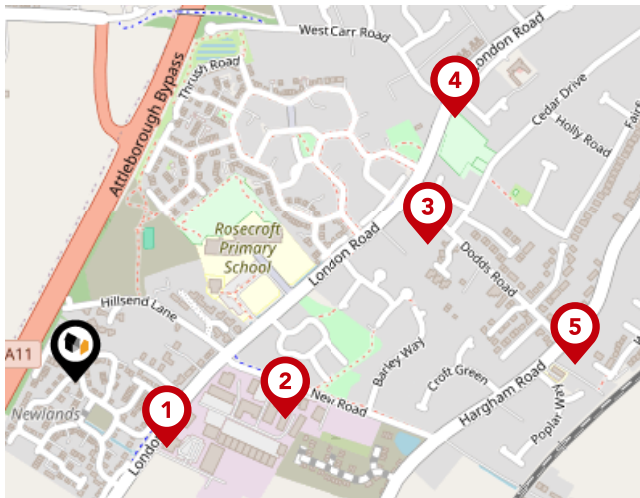


### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	52.78 miles
2	Southend-on-Sea	66.06 miles
3	Silvertown	80.21 miles
4	Luton Airport	72.47 miles

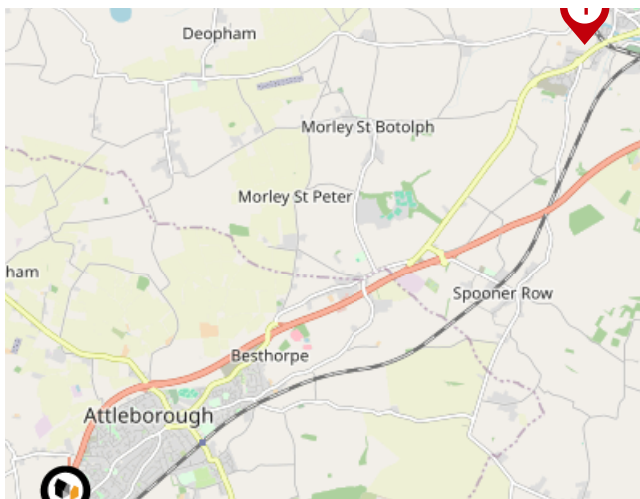
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Phoenix Way	0.13 miles
2	Industrial Estate	0.24 miles
3	London Road	0.43 miles
4	West Carr Road	0.52 miles
5	Dodds Road	0.56 miles



### Local Connections

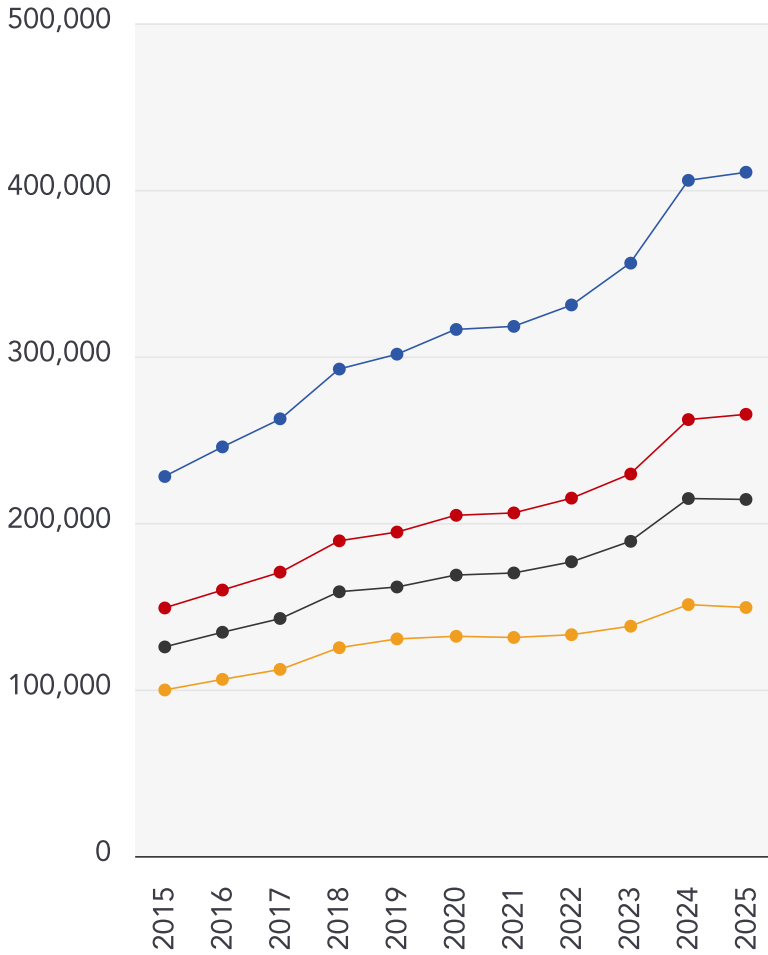
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	6.39 miles

# 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.



[/whittleyparishmanagementltd](#)



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# Whittleby Parish | Attleborough

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