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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th June 2024



THE STREET, ROCKLAND ALL SAINTS, ATTLEBOROUGH, NR17

Whittle Parish | Attleborough

Suva House Queens Square Attleborough NR17 2AF

01953 711839

alex@whittleparish.com

www.whittleparish.com





Property

Type:	Detached	Last Sold £/ft²:	£303
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,713		
Title Number:	NK412774		
UPRN:	100091305586		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	62 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

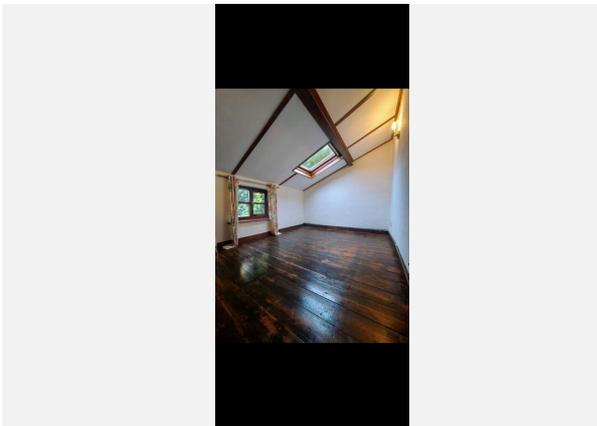


Satellite/Fibre TV Availability:



Gallery Photos











**THE STREET, ROCKLAND ALL SAINTS, ATTLEBOROUGH,
NR17**



Floor 0



Floor 1



Approximate total area⁽¹⁾
1127.68 ft²

Reduced headroom
41.99 ft²

(1) Excluding balconies and terrace

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360

Property
EPC - Certificate



Rockland All Saints, NR17

Energy rating

G

Valid until 11.01.2033

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

Property

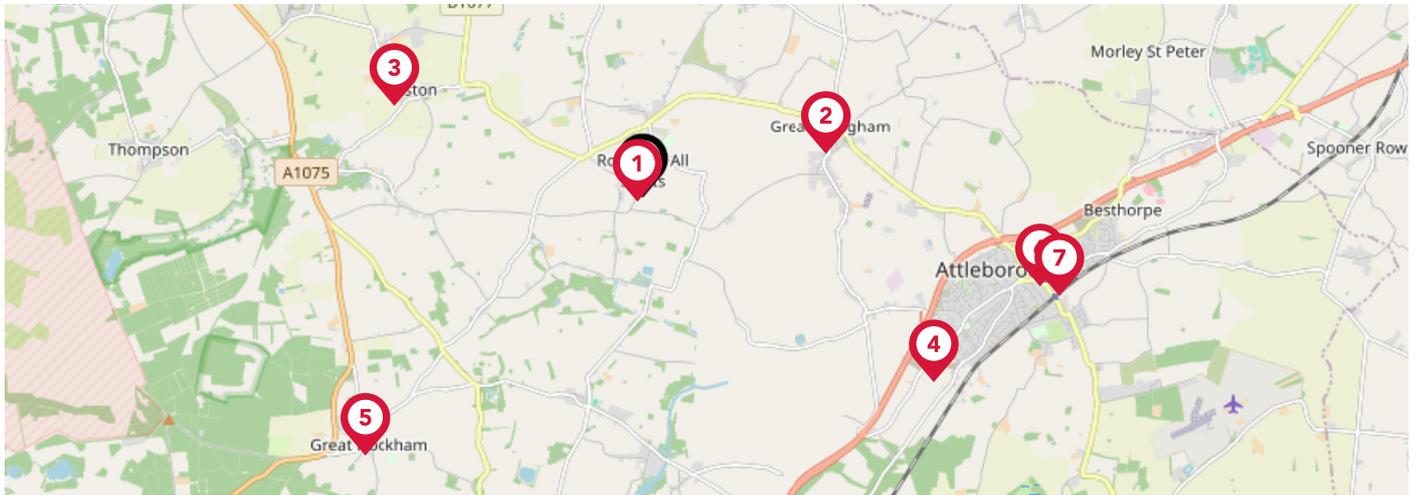
EPC - Additional Data



Additional EPC Data

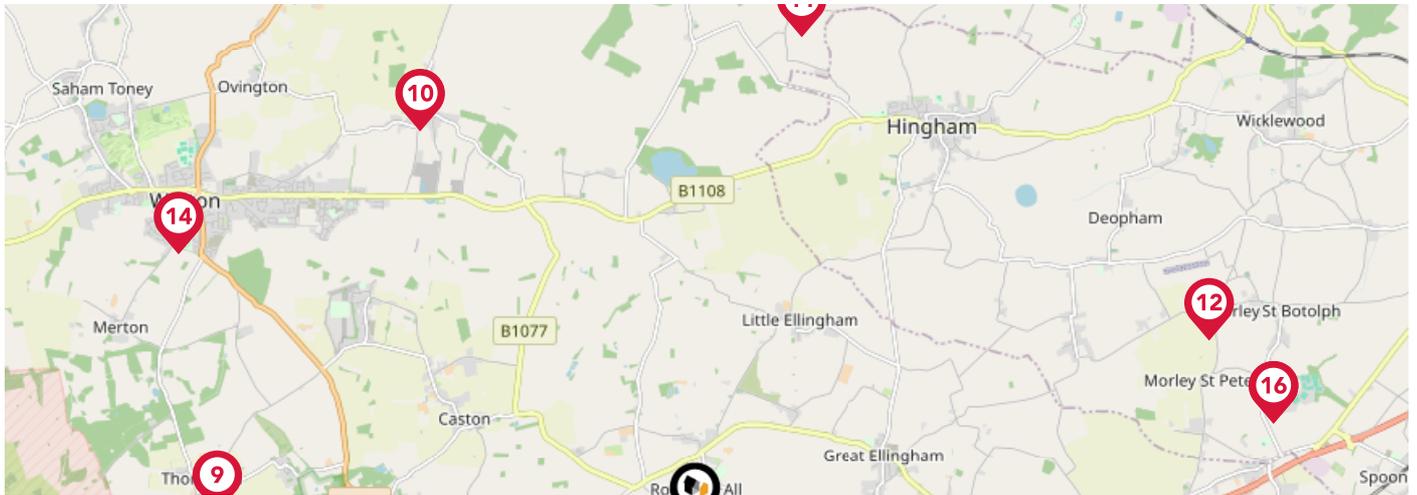
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Bottled LPG
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	98 m ²

Area Schools



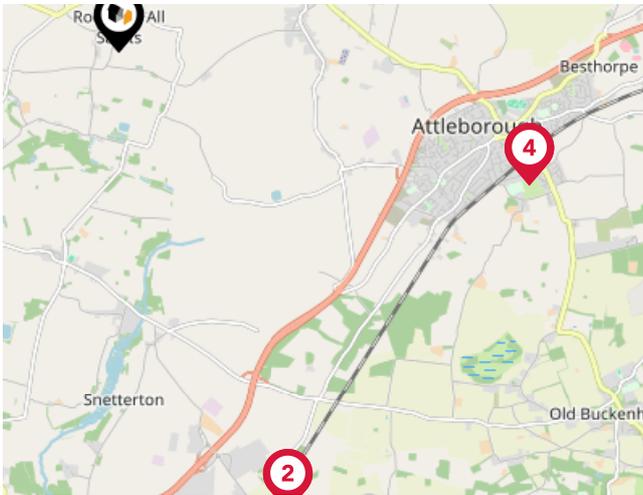
	Nursery	Primary	Secondary	College	Private
1 Rocklands Community Primary School Ofsted Rating: Good Pupils: 67 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Great Ellingham Primary School Ofsted Rating: Good Pupils: 169 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Caston Church of England Primary Academy Ofsted Rating: Good Pupils:0 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Rosecroft Primary School Ofsted Rating: Good Pupils: 471 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 98 Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Attleborough Academy Ofsted Rating: Good Pupils: 801 Distance:3.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Attleborough Primary School Ofsted Rating: Requires Improvement Pupils: 362 Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Hingham Primary School Ofsted Rating: Requires Improvement Pupils: 166 Distance:4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



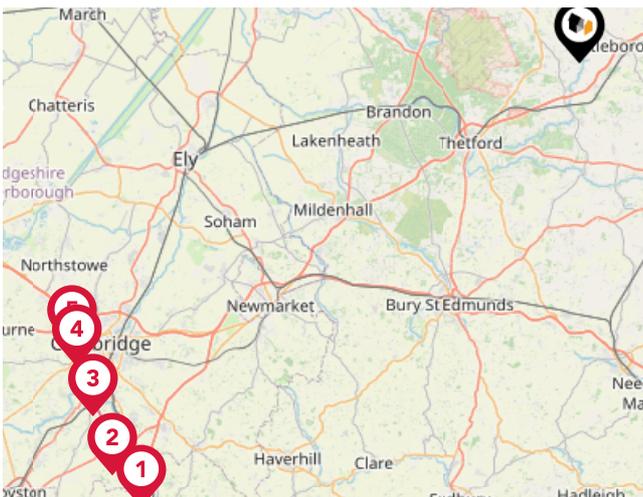
		Nursery	Primary	Secondary	College	Private
	Thompson Primary School Ofsted Rating: Good Pupils: 97 Distance:4.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul Church of England Primary Academy & Nursery Ofsted Rating: Good Pupils: 202 Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsbrook School Ofsted Rating: Requires improvement Pupils: 5 Distance:4.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Church of England Primary School Ofsted Rating: Good Pupils: 146 Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 150 Distance:5.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wayland Academy Ofsted Rating: Requires Improvement Pupils: 526 Distance:5.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wymondham College Prep School Ofsted Rating: Not Rated Pupils:0 Distance:5.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wymondham College Ofsted Rating: Outstanding Pupils: 1407 Distance:5.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



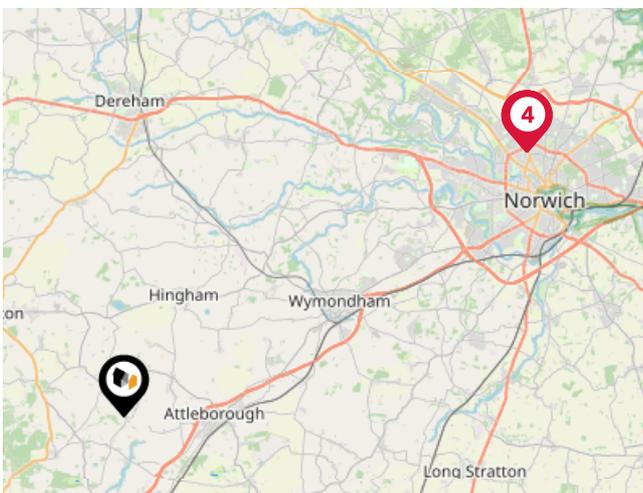
National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	4.41 miles
2	Eccles Road Rail Station	4.41 miles
3	Attleborough Rail Station	3.88 miles
4	Attleborough Rail Station	3.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	45.23 miles
2	M11 J10	45.05 miles
3	M11 J11	43.49 miles
4	M11 J13	42.37 miles
5	M11 J14	41.99 miles

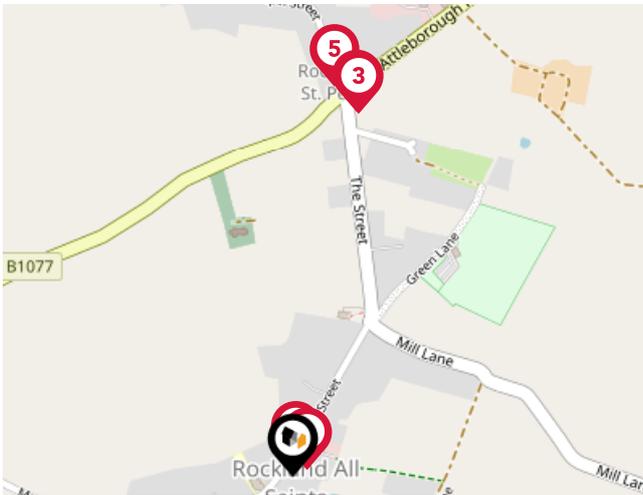


Airports/HELIPADS

Pin	Name	Distance
1	International Airport	17.28 miles
2	Norwich International Airport	17.28 miles
3	Airport Passenger Terminal	17.34 miles
4	Norwich International Airport	17.34 miles

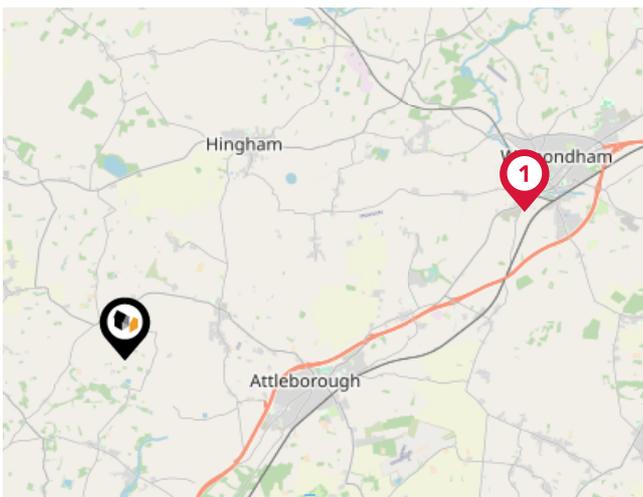
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.01 miles
2	Post Office	0.02 miles
3	Corner House	0.42 miles
4	Corner House	0.42 miles
5	Village Sign	0.44 miles



Local Connections

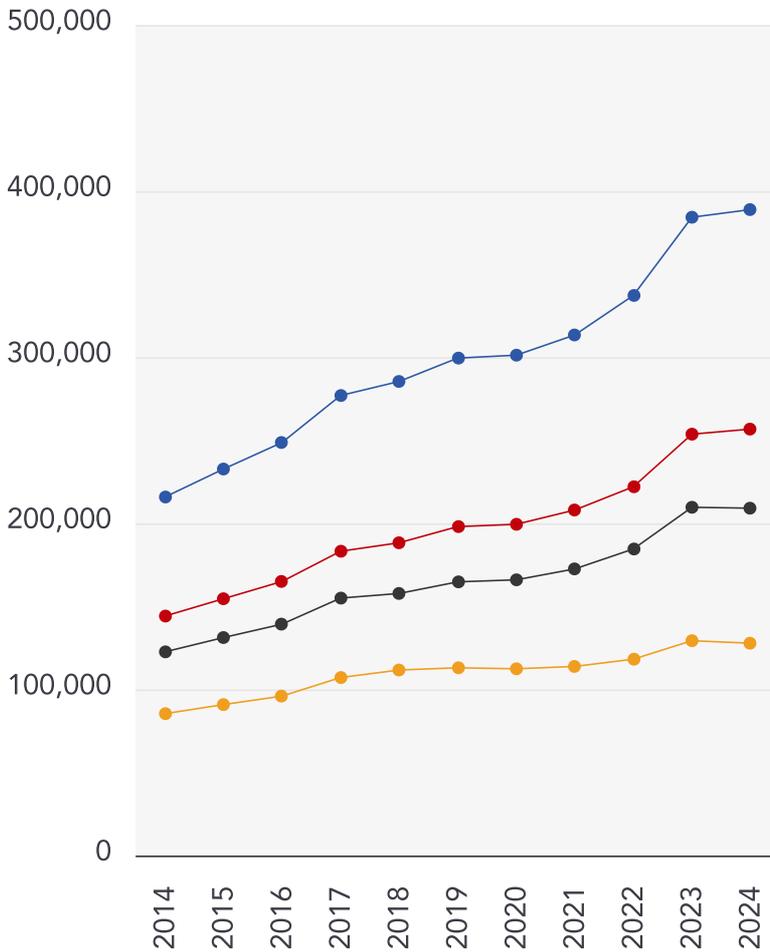
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	7.63 miles

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%



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.



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Whittleby Parish | Attleborough

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Whittleby Parish | Attleborough

Suva House Queens Square Attleborough
NR17 2AF
01953 711839
alex@whittlebyparish.com
www.whittlebyparish.com

