

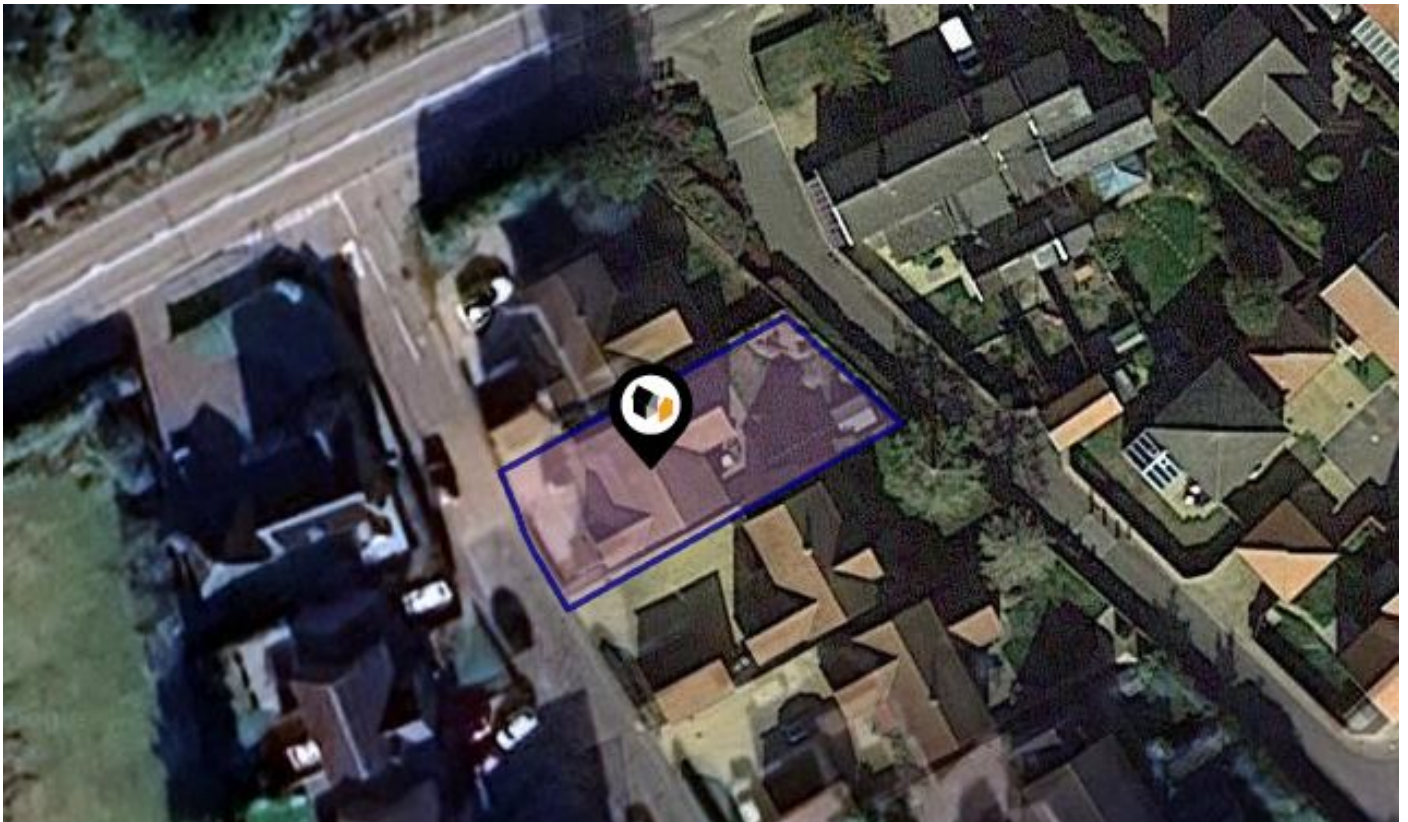


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 31st January 2025



KENAN DRIVE, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

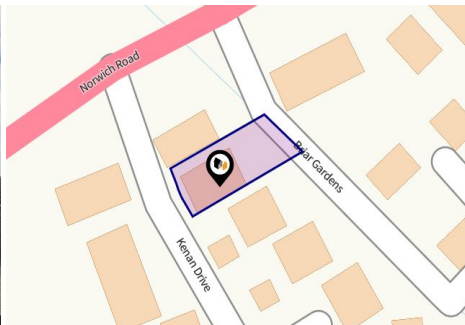
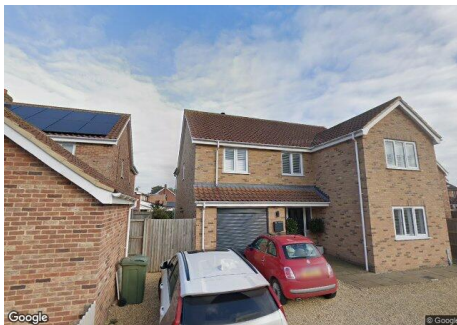
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,840 ft ² / 171 m ²		
Plot Area:	0.09 acres		
Year Built :	2016		
Council Tax :	Band E		
Annual Estimate:	£2,713		
Title Number:	NK463632		

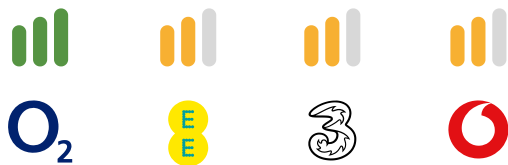
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	60 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



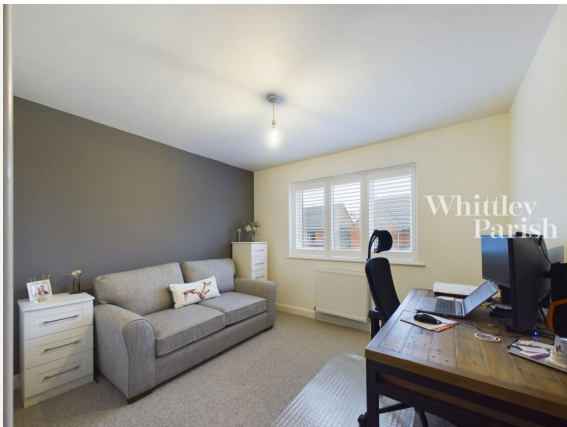
Planning History

This Address

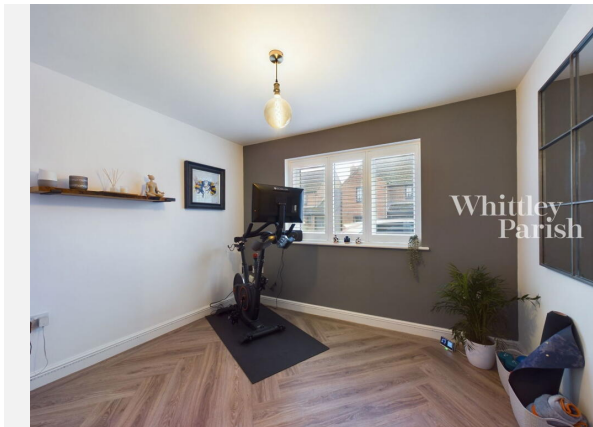
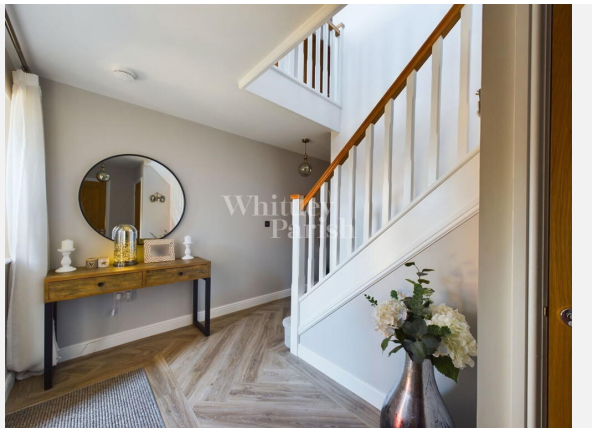
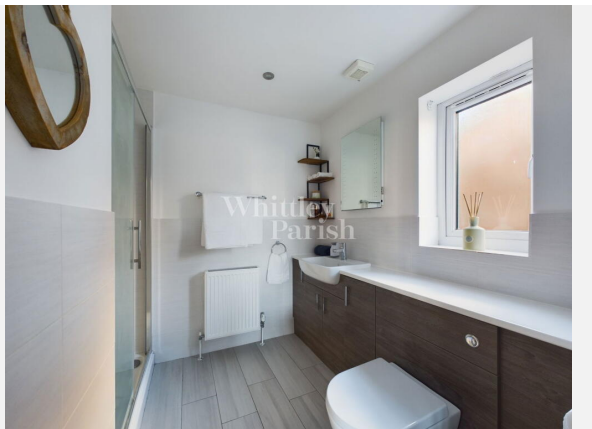


Planning records for: *Kenan Drive, Attleborough, NR17*

Reference - PL/2024/0753/HOU
Decision: -
Date: 04th October 2024
Description: Single storey flat roofed rear extension



Gallery Photos



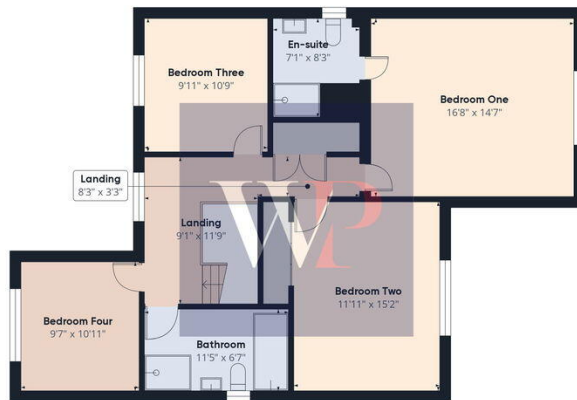




KENAN DRIVE, ATTLEBOROUGH, NR17



Floor 0



Floor 1



Approximate total area⁽¹⁾
1886.59 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.

GIRAFFE 360



KENAN DRIVE, ATTLEBOROUGH, NR17





KENAN DRIVE, ATTLEBOROUGH, NR17





ATTLEBOROUGH, NR17

Energy rating

C

Valid until 06.05.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

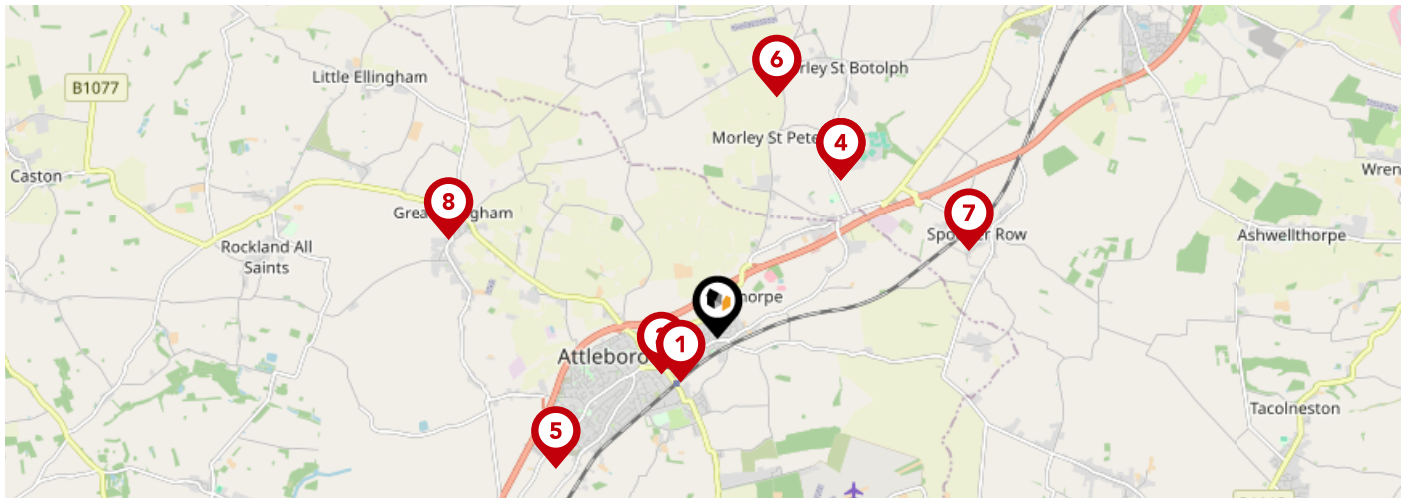
EPC - Additional Data



Additional EPC Data

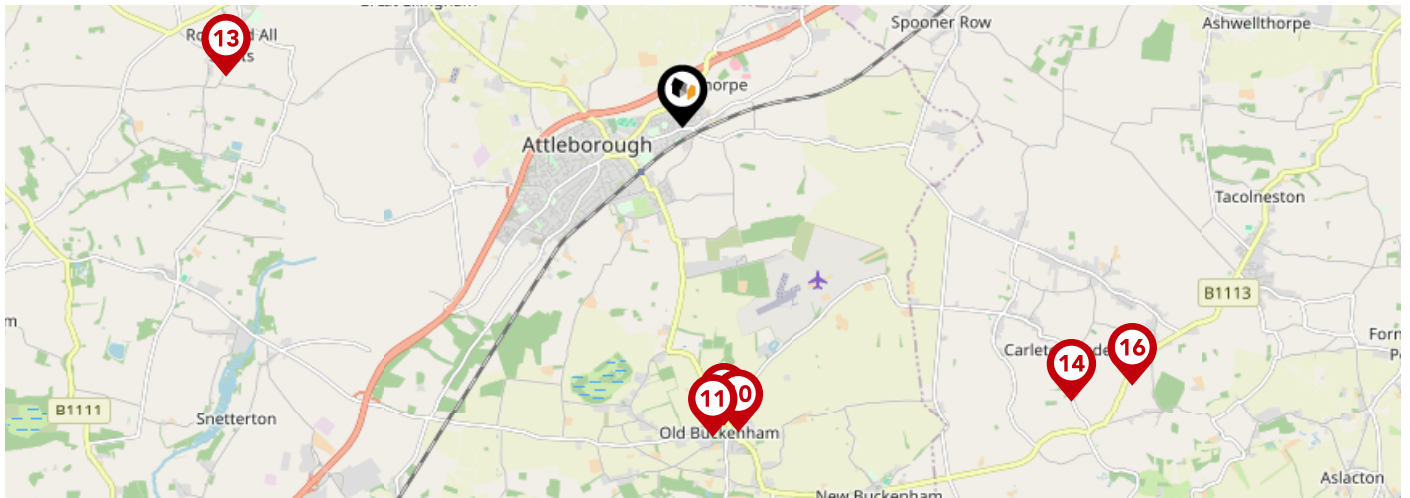
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	171 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Wymondham College Prep School Ofsted Rating: Outstanding Pupils: 334 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Wymondham College Ofsted Rating: Outstanding Pupils: 1434 Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Morley Church of England Primary Academy Ofsted Rating: Good Pupils: 128 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Spooner Row Primary School Ofsted Rating: Good Pupils: 103 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

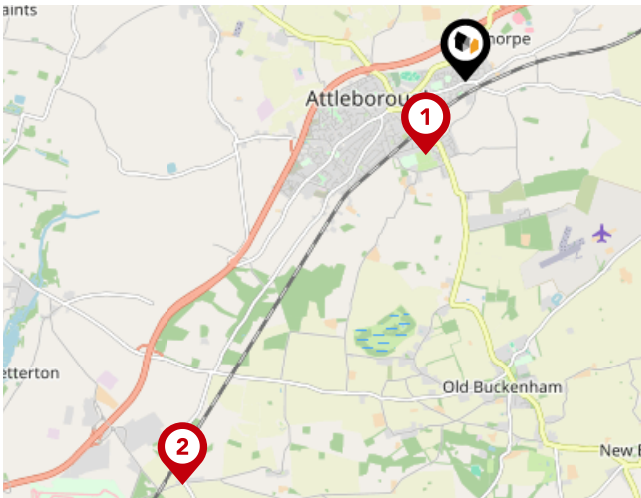
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:2.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:2.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:2.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Wicklewood Primary School and Nursery Ofsted Rating: Outstanding Pupils: 201 Distance:3.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:4.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:4.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Hingham Primary School Ofsted Rating: Good Pupils: 171 Distance:4.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:4.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

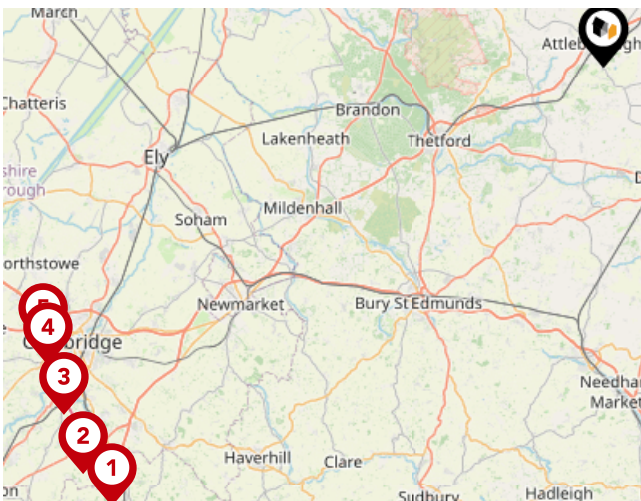
Area

Transport (National)



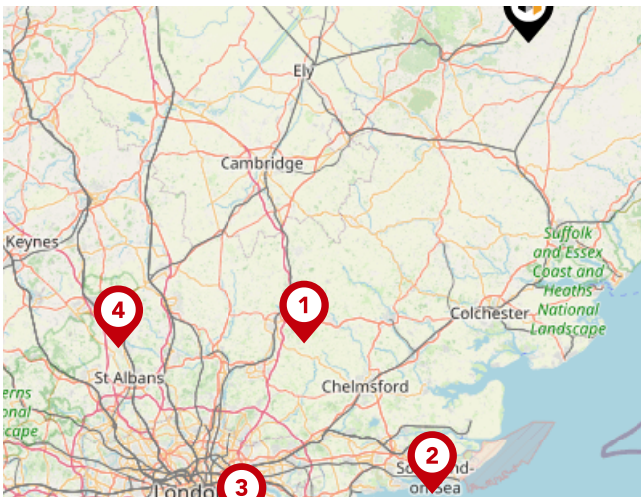
National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	0.75 miles
2	Eccles Road Rail Station	4.44 miles
3	Wymondham Abbey (Mid Norfolk Railway)	4.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	47.85 miles
2	M11 J10	47.88 miles
3	M11 J11	46.58 miles
4	M11 J13	45.67 miles
5	M11 J14	45.37 miles

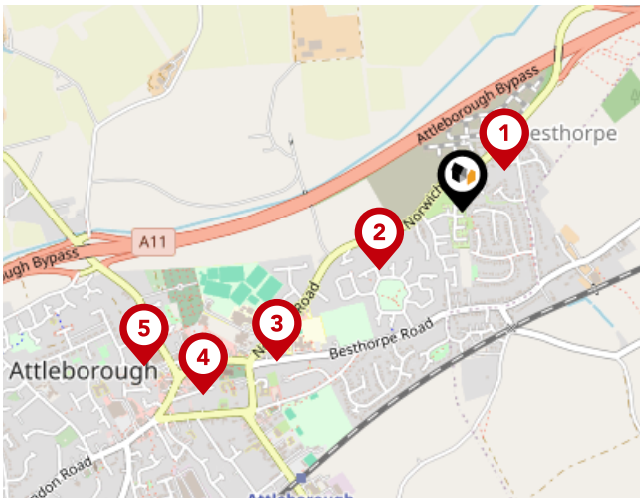


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	54.67 miles
2	Southend-on-Sea	67.52 miles
3	Silvertown	82.03 miles
4	Luton Airport	74.45 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mill Lane	0.13 miles
2	Brickfield Terrace	0.23 miles
3	high school	0.54 miles
4	Queens Square	0.72 miles
5	Queens Road	0.8 miles



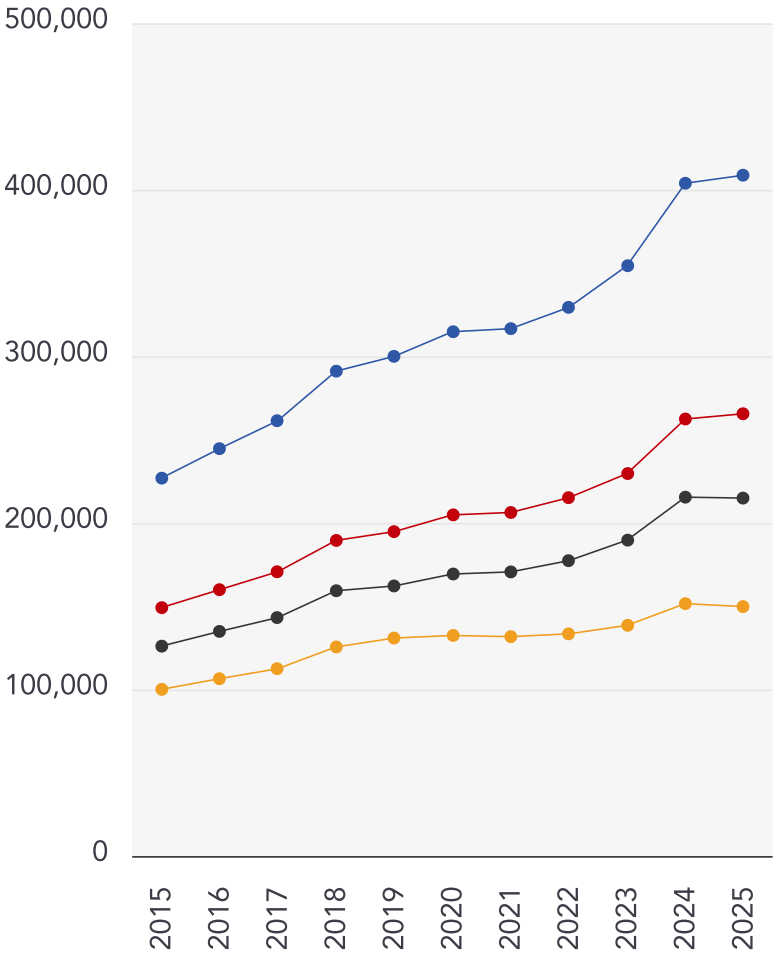
Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	4.43 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.



[/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

