

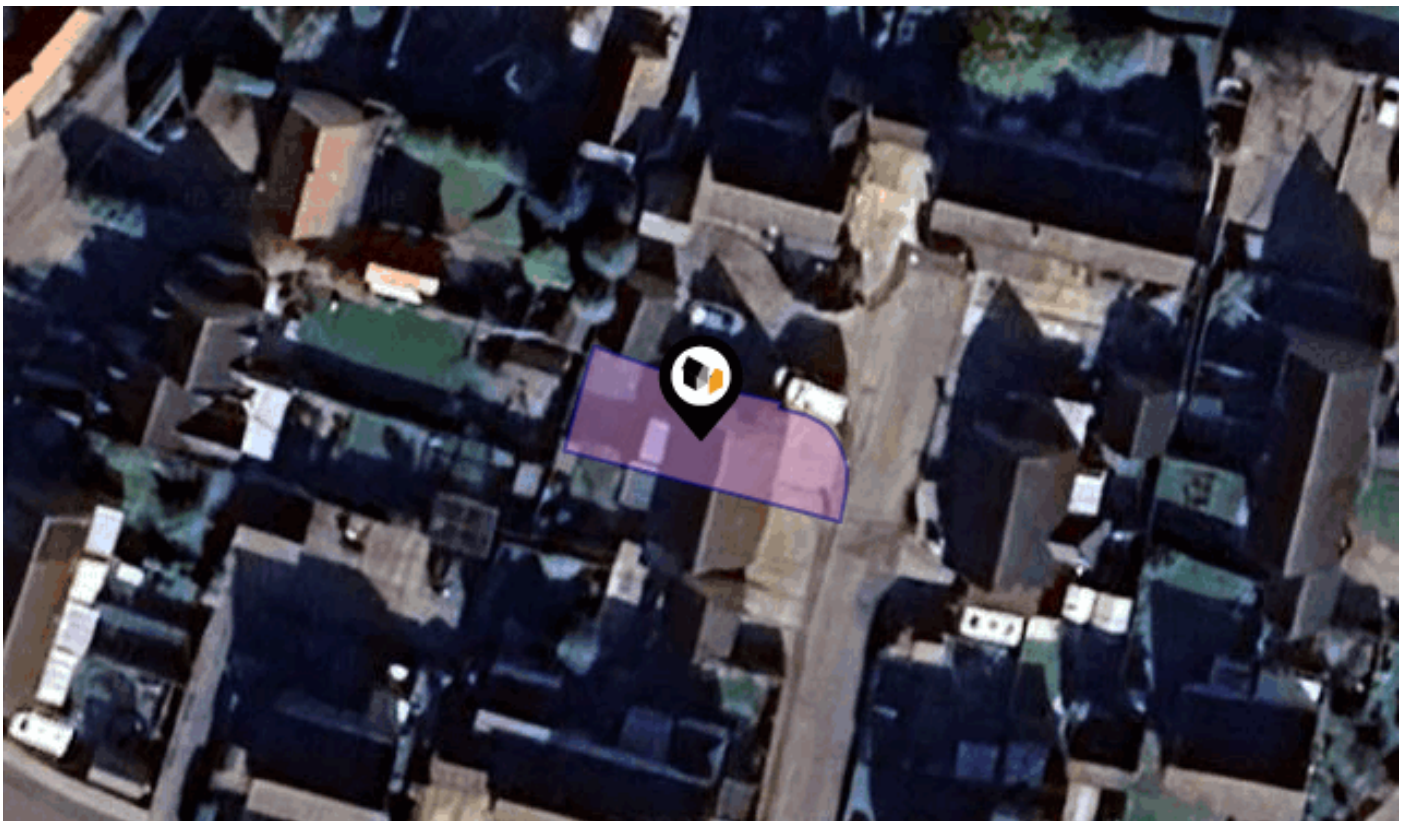


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 01st February 2025



GARLONDES, EAST HARLING, NORWICH, NR16

Whittley Parish | Attleborough

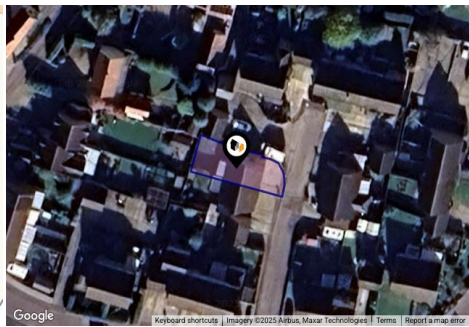
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 495 ft² / 46 m²
Plot Area: 0.05 acres
Council Tax : Band B
Annual Estimate: £1,726
Title Number: NK50407

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos







GARLONDES, EAST HARLING, NORWICH, NR16





East Harling, NORWICH, NR16

Energy rating

E

Valid until 27.01.2035

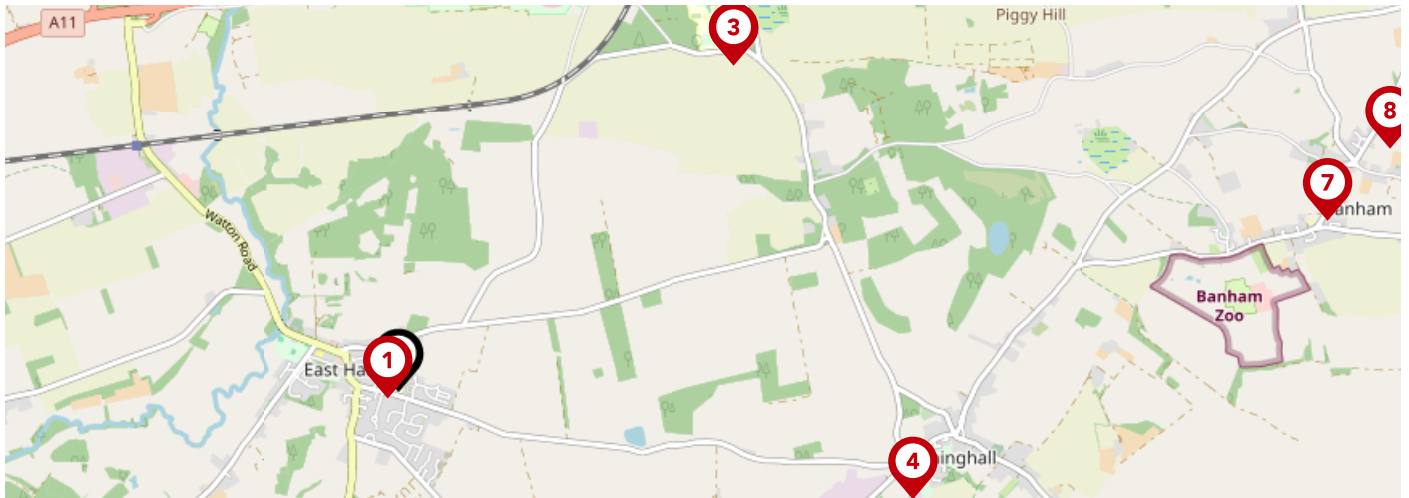
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



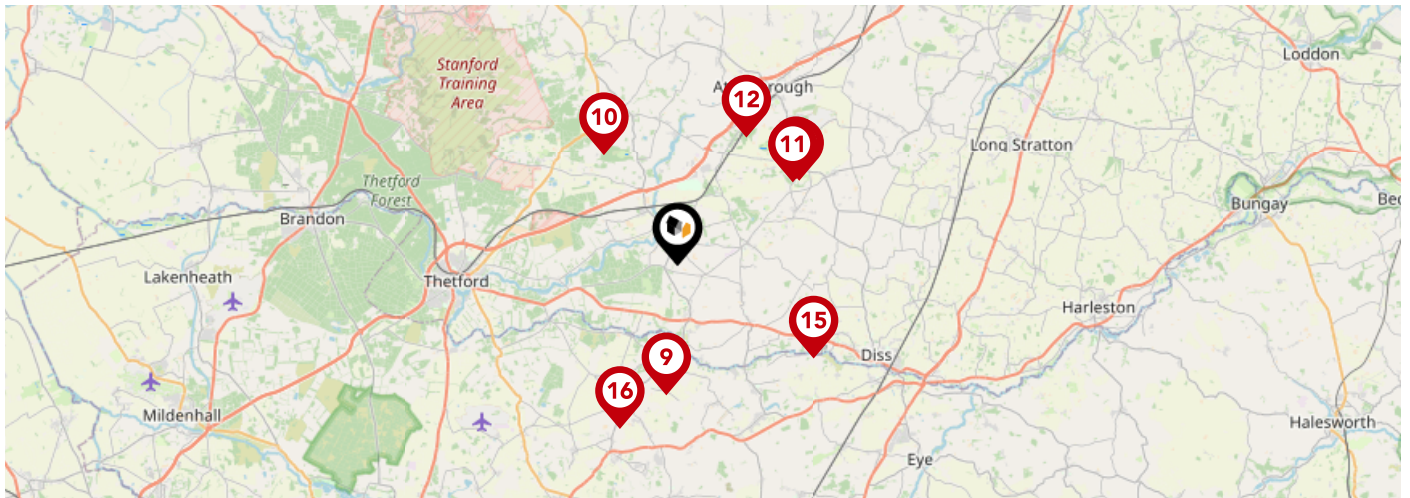
Additional EPC Data









Property Type:	Semi-detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 86% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Total Floor Area:	46 m ²

Area Schools



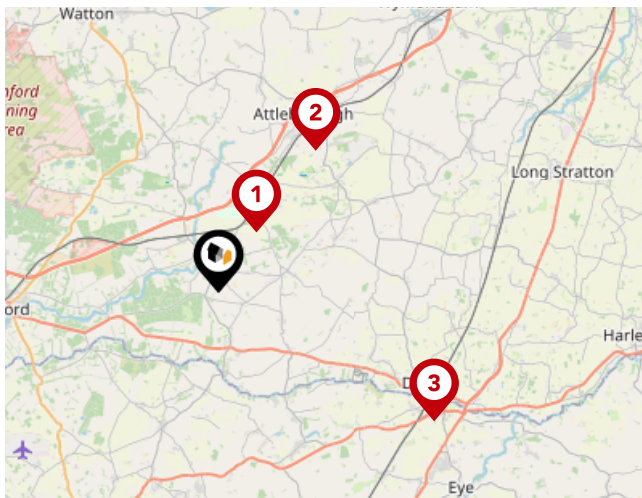
		Nursery	Primary	Secondary	College	Private
1	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:4.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:4.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:4.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:4.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:5.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:5.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:5.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:5.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:5.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:6.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

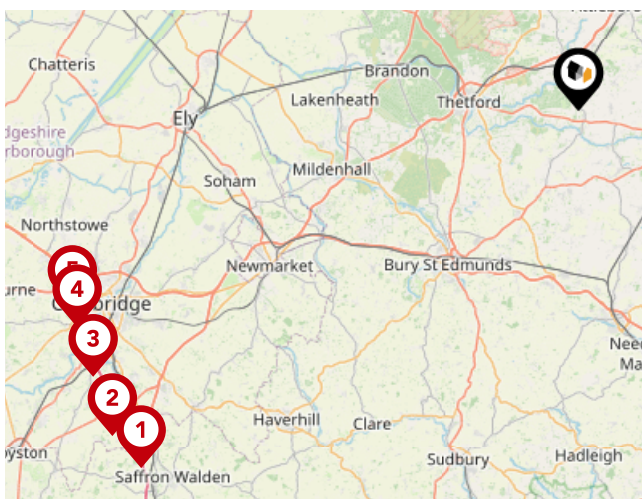
Area

Transport (National)



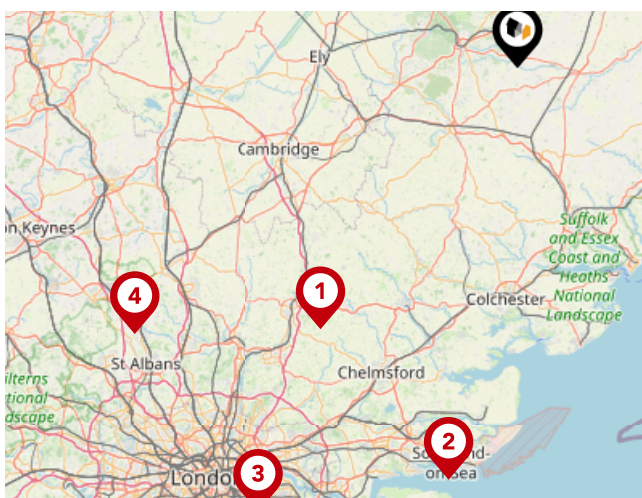
National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	2.59 miles
2	Attleborough Rail Station	6.28 miles
3	Diss Rail Station	9.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	41.08 miles
2	M11 J10	41.26 miles
3	M11 J11	40.23 miles
4	M11 J13	39.61 miles
5	M11 J14	39.44 miles

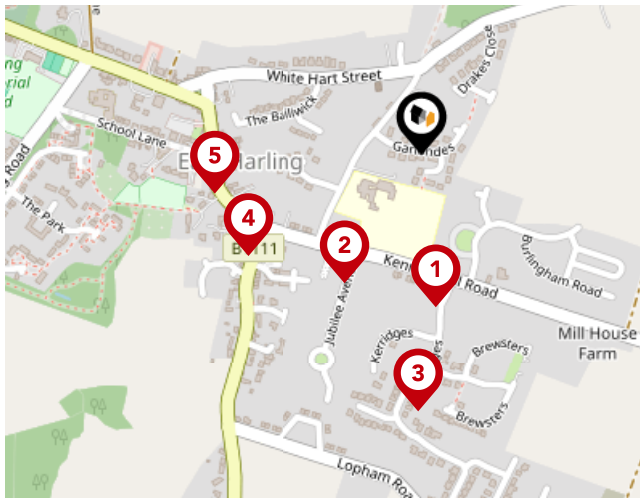


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	47.65 miles
2	Southend-on-Sea	61.06 miles
3	Silvertown	75.01 miles
4	Luton Airport	67.87 miles

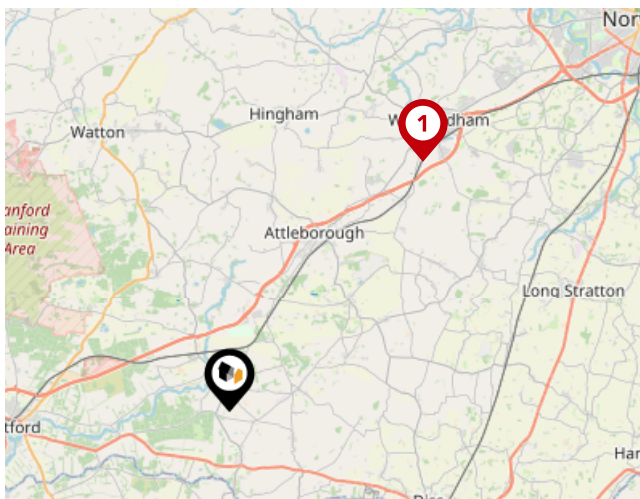
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kerridges	0.17 miles
2	Jubilee Avenue	0.17 miles
3	Brewsters	0.29 miles
4	Pound Corner	0.23 miles
5	Market Place	0.24 miles



Local Connections

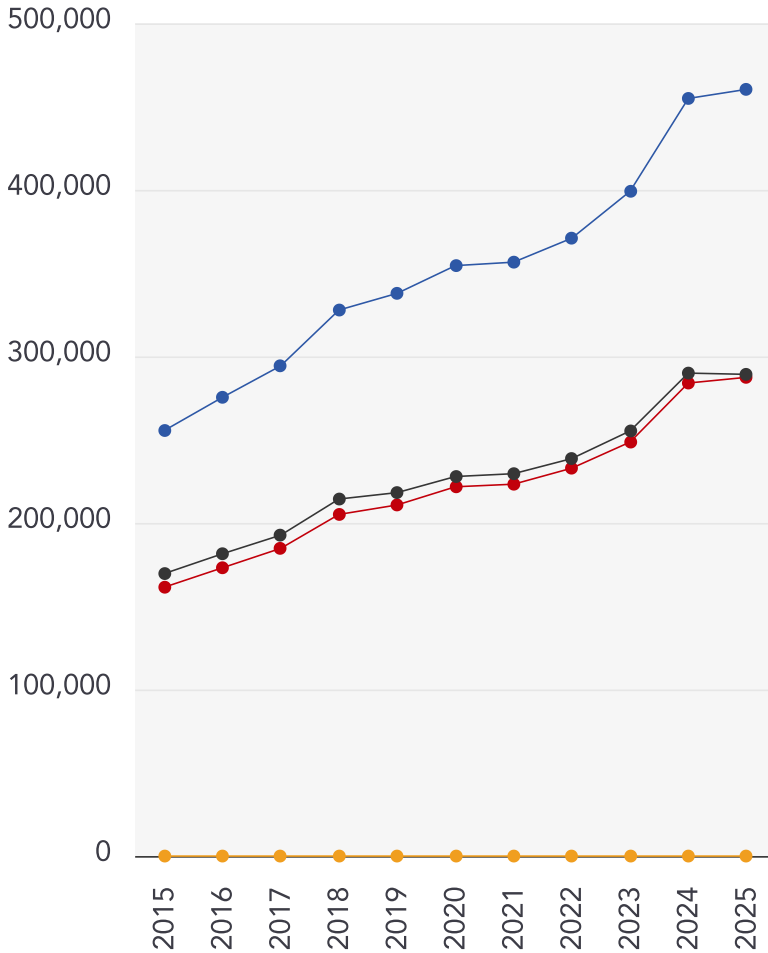
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	11.42 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR16



Detached

+80.17%

Terraced

+70.53%

Semi-Detached

+78.07%

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

Data Quality

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