

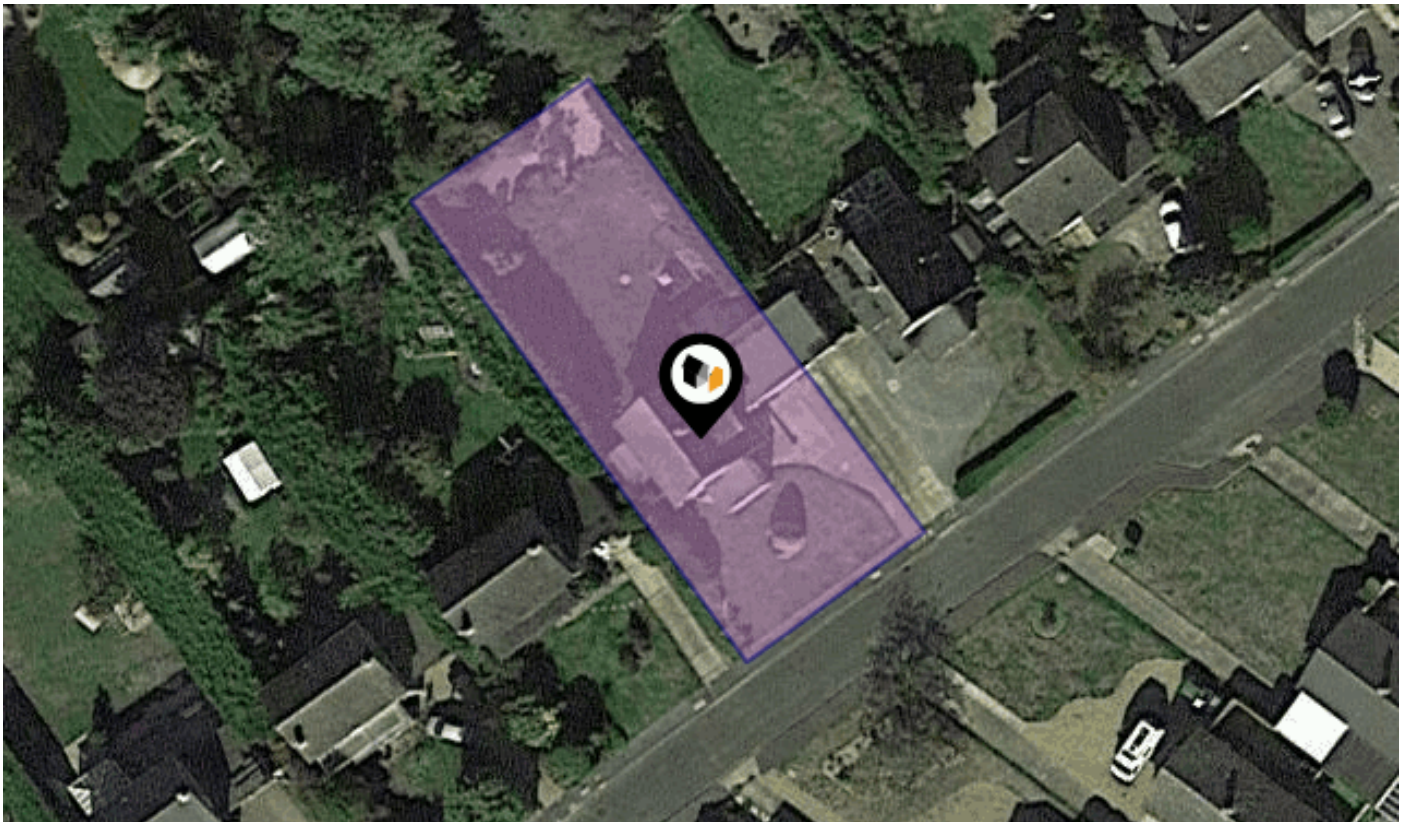


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th October 2024



CEDAR DRIVE, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

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www.whittleyparish.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,248 ft ² / 116 m ²		
Plot Area:	0.21 acres		
Council Tax :	Band D		
Annual Estimate:	£2,219		
Title Number:	NK18445		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

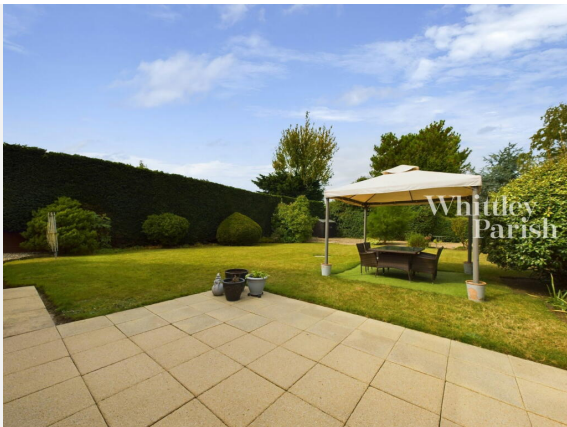
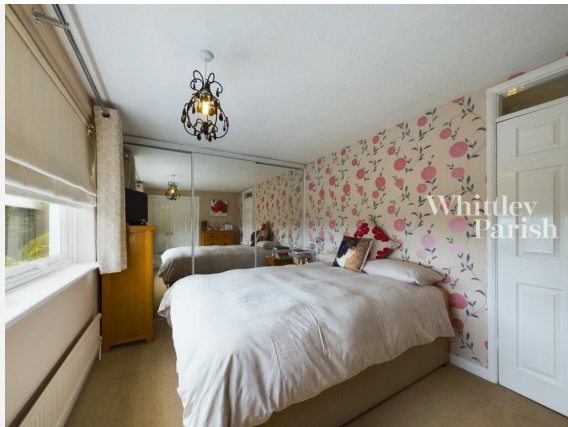
17 mb/s	66 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Gallery Photos







CEDAR DRIVE, ATTLEBOROUGH, NR17





CEDAR DRIVE, ATTLEBOROUGH, NR17





CEDAR DRIVE, ATTLEBOROUGH, NR17





NR17

Energy rating

D

Valid until 06.06.2034

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

Property

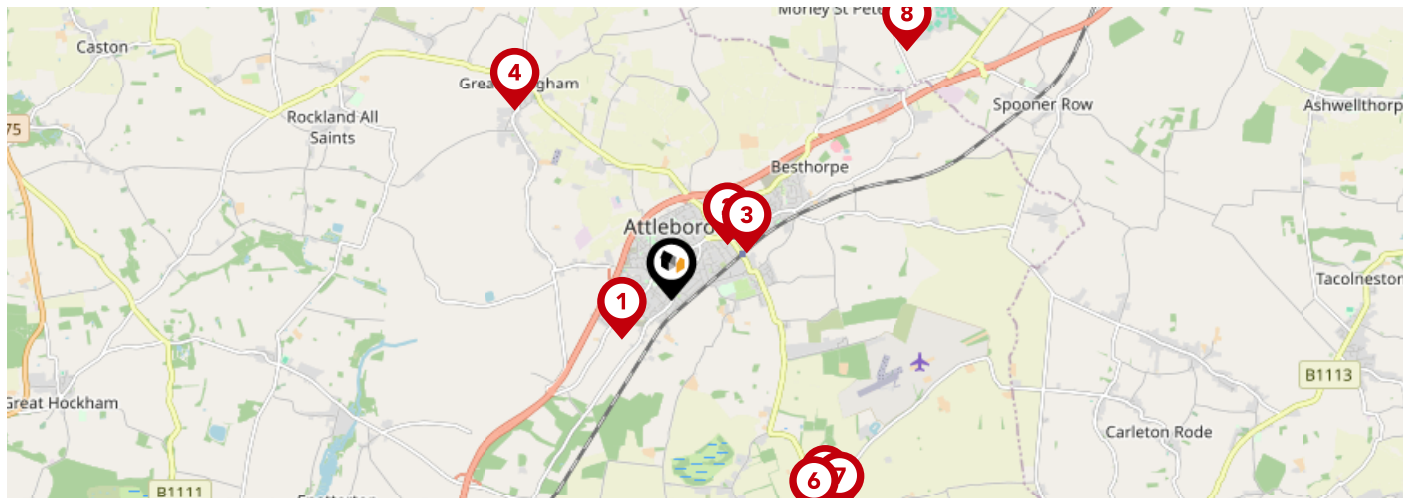
EPC - Additional Data



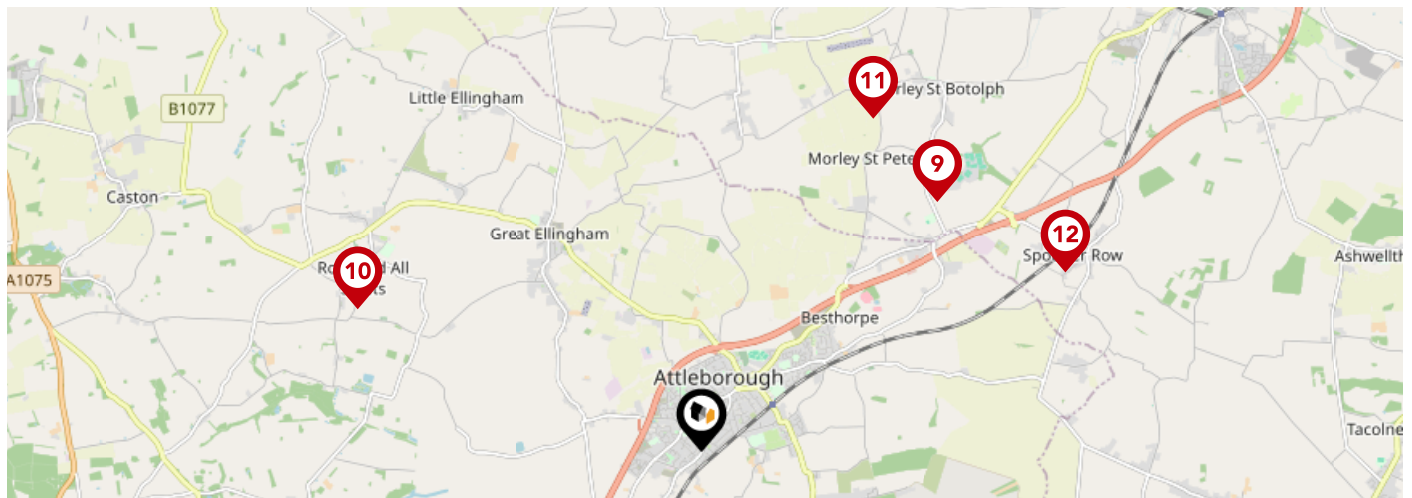
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	116 m ²

Area Schools



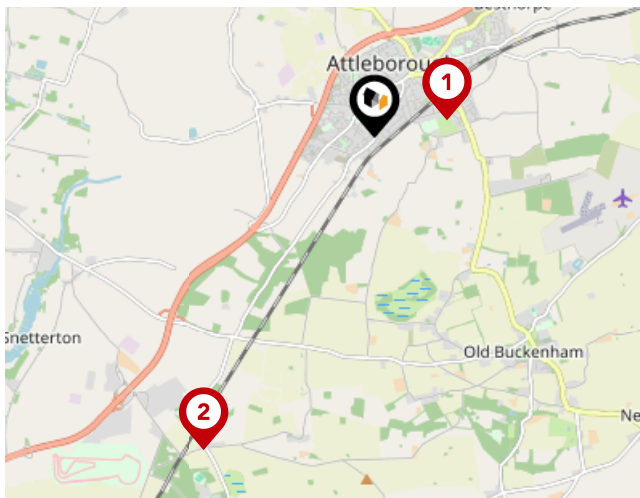
		Nursery	Primary	Secondary	College	Private
1	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:2.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wymondham College Prep School Ofsted Rating: Outstanding Pupils: 334 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Wymondham College Ofsted Rating: Outstanding Pupils: 1434 Distance:3.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Morley Church of England Primary Academy Ofsted Rating: Good Pupils: 128 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spooner Row Primary School Ofsted Rating: Good Pupils: 103 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:3.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:3.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:4.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

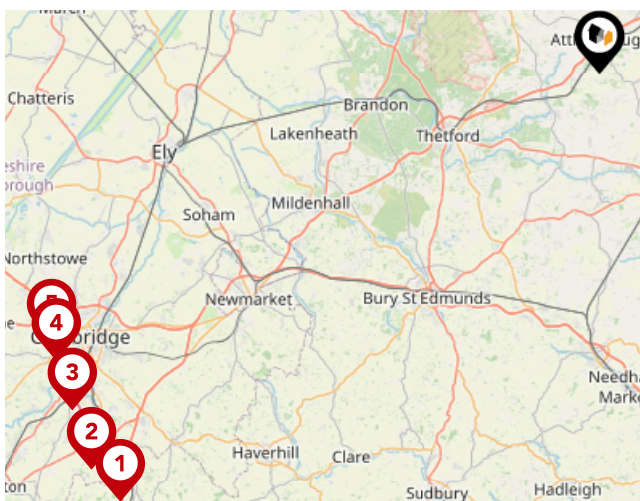
Area

Transport (National)



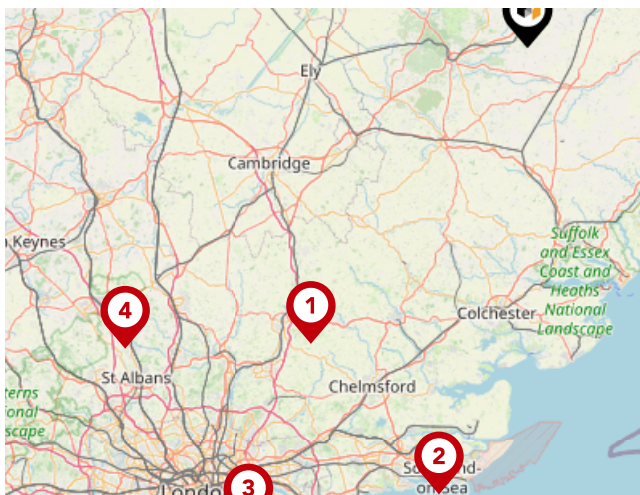
National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	0.67 miles
2	Eccles Road Rail Station	3.21 miles
3	Wymondham Abbey (Mid Norfolk Railway)	5.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.54 miles
2	M11 J10	46.57 miles
3	M11 J11	45.28 miles
4	M11 J13	44.39 miles
5	M11 J14	44.1 miles

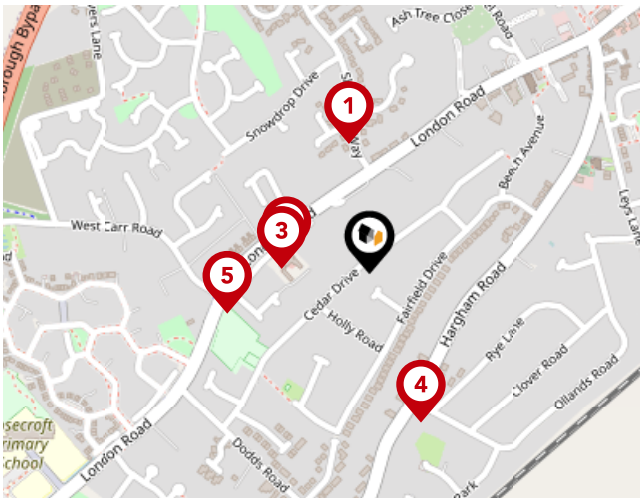


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	53.4 miles
2	Southend-on-Sea	66.51 miles
3	Silvertown	80.8 miles
4	Luton Airport	73.15 miles

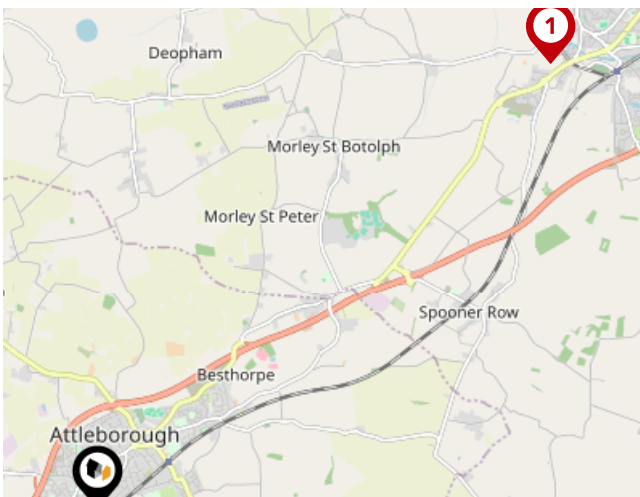
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Watling Road	0.15 miles
2	police station	0.1 miles
3	St Edmunds Gate	0.1 miles
4	Ollands Road	0.18 miles
5	West Carr Road	0.17 miles



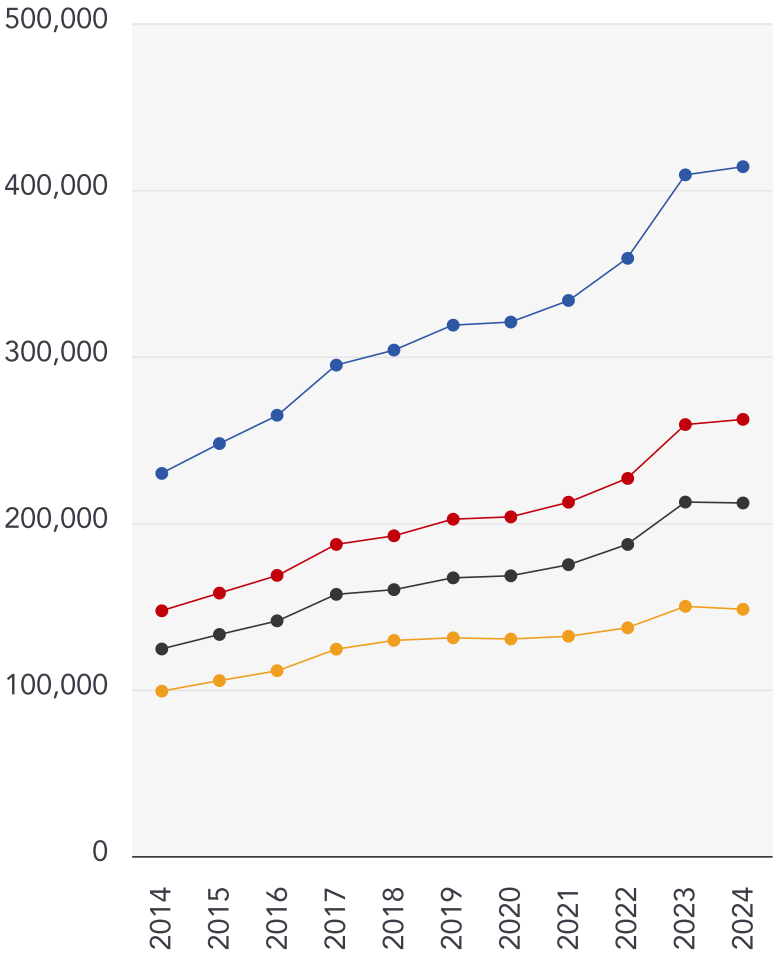
Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.73 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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