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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th February 2025



QUIDENHAM ROAD, EAST HARLING, NORWICH, NR16

Whittley Parish | Attleborough

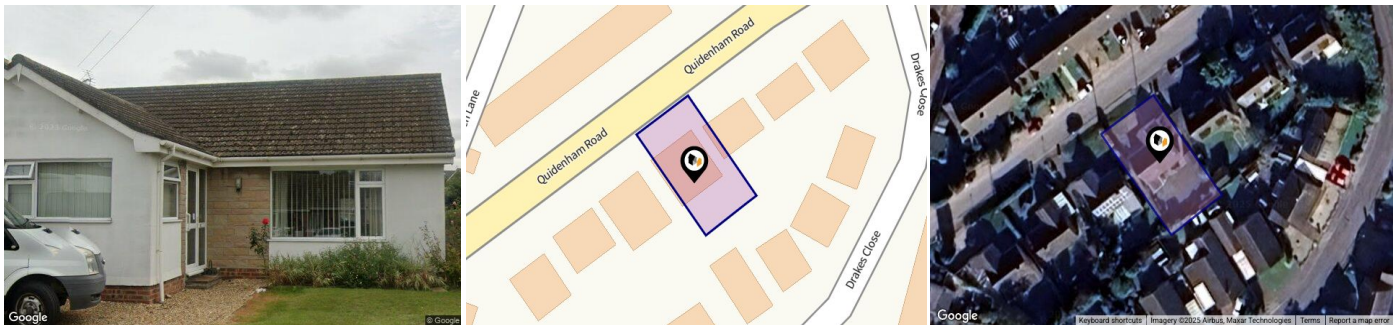
Suva House, Queens Square Attleborough NR17 2AF

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www.whittleyparish.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.12 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,973		
Title Number:	NK118862		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

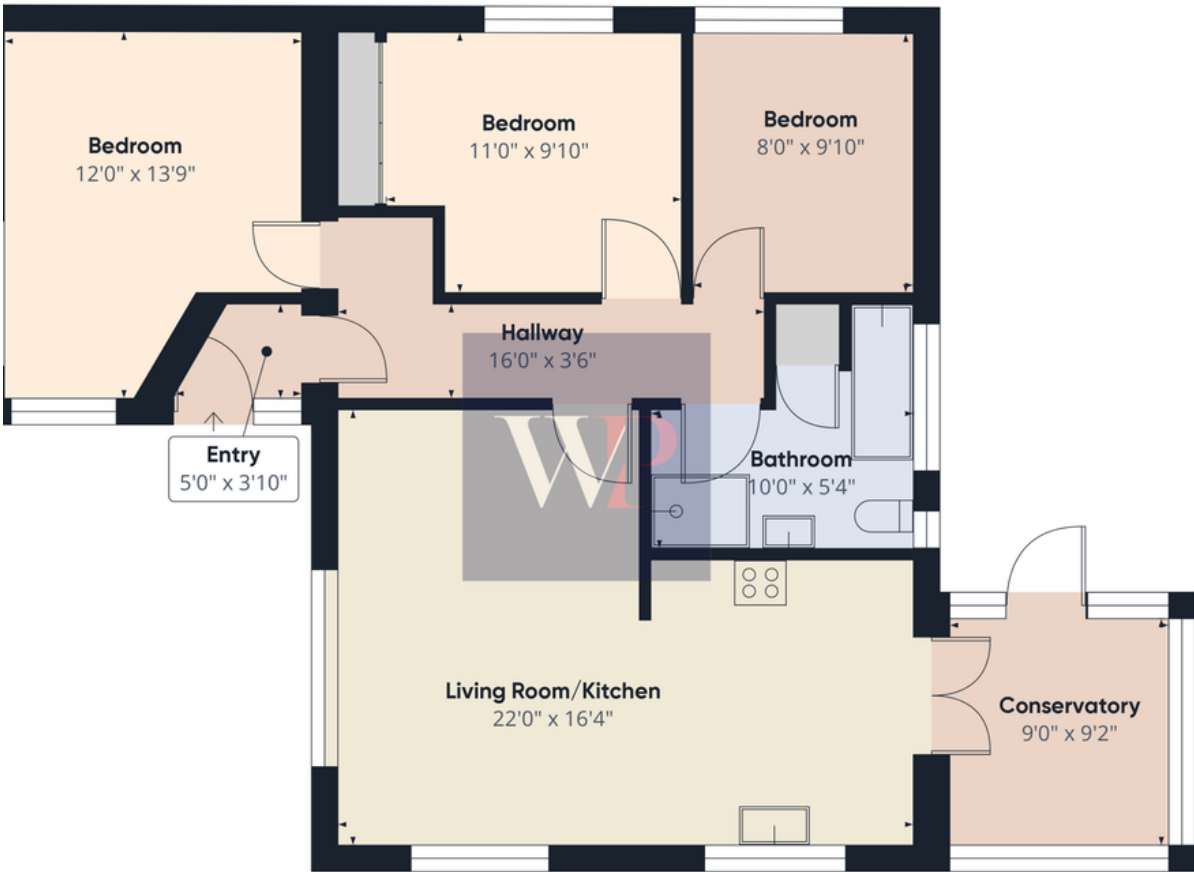


Gallery Photos





QUIDENHAM ROAD, EAST HARLING, NORWICH, NR16



Approximate total area¹
888.67 ft²

(1) Excluding balconies and terrace

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

GIRAFFE360



East Harling, NR16

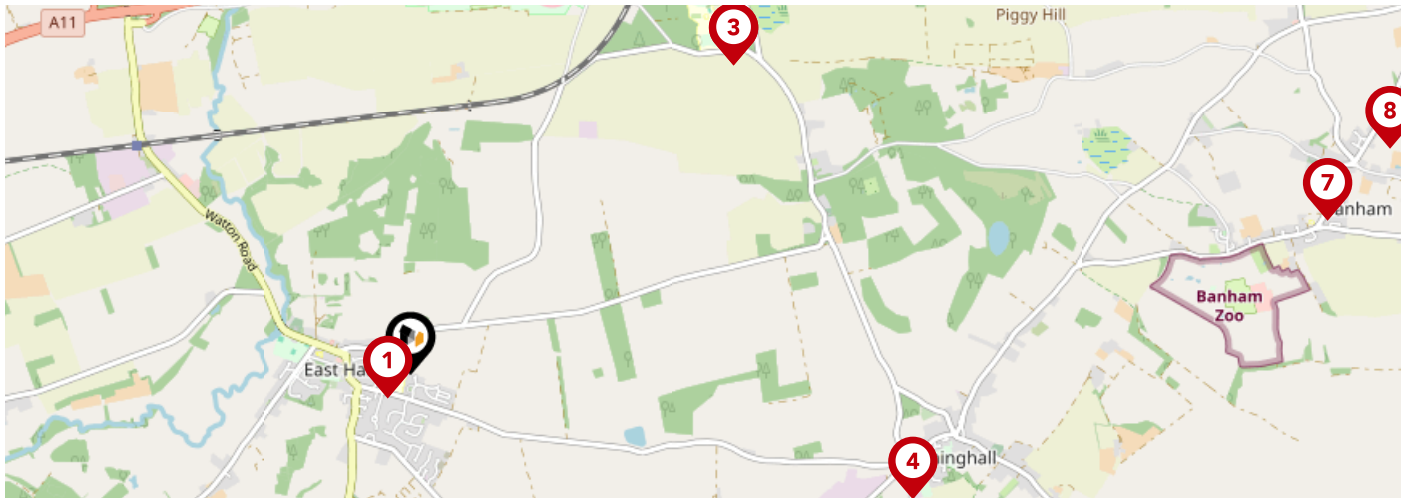
Energy rating

D

Valid until 05.12.2034

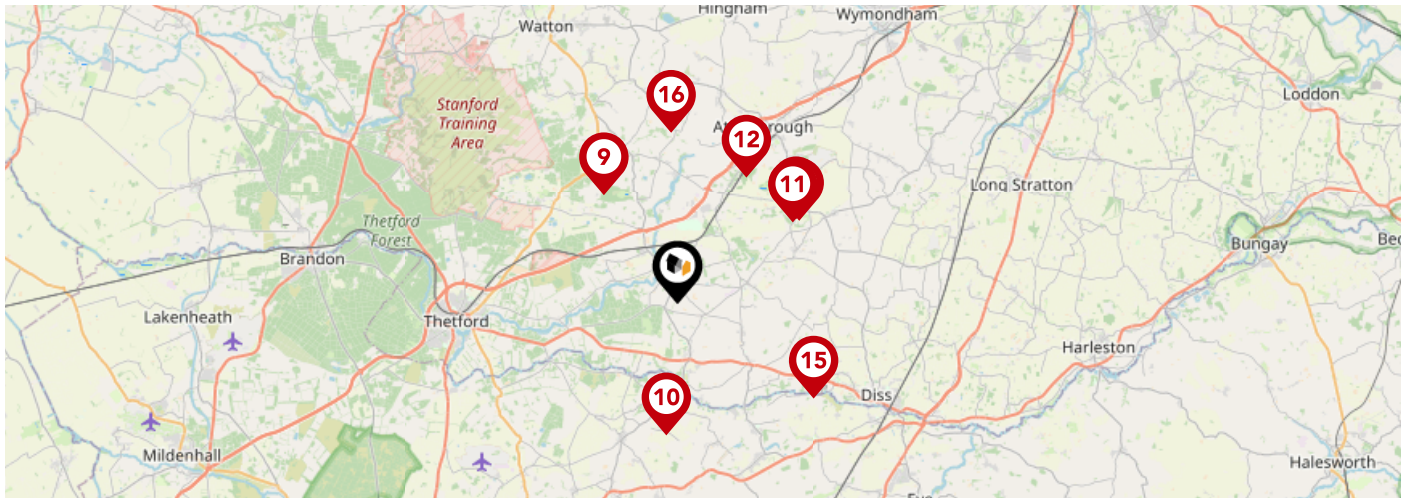
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 East Harling Primary School and Nursery</p> <p>Ofsted Rating: Good Pupils: 212 Distance:0.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Aurora White House School</p> <p>Ofsted Rating: Good Pupils: 61 Distance:2.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Aurora Eccles School</p> <p>Ofsted Rating: Not Rated Pupils: 202 Distance:2.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Kenninghall Primary School</p> <p>Ofsted Rating: Good Pupils: 106 Distance:2.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Garboldisham Church of England Primary Academy</p> <p>Ofsted Rating: Good Pupils: 73 Distance:3.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Andrew's CofE VA Primary School, Lopham</p> <p>Ofsted Rating: Requires improvement Pupils: 25 Distance:3.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Banham Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 103 Distance:4.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Acorn Park School</p> <p>Ofsted Rating: Good Pupils: 128 Distance:4.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

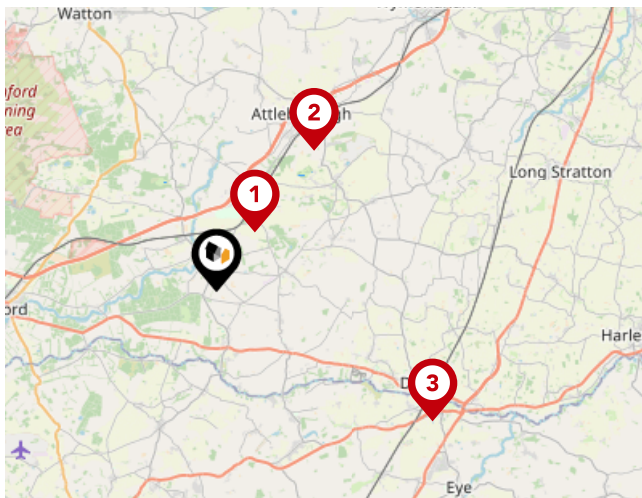
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:4.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:4.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:5.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:5.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:5.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:5.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:5.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:6.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

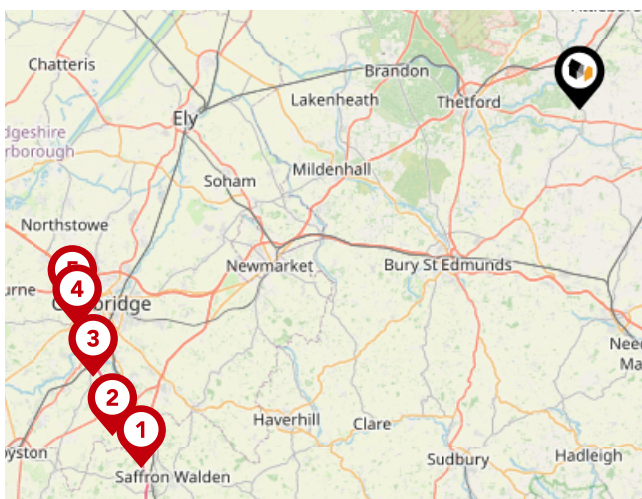
Area

Transport (National)



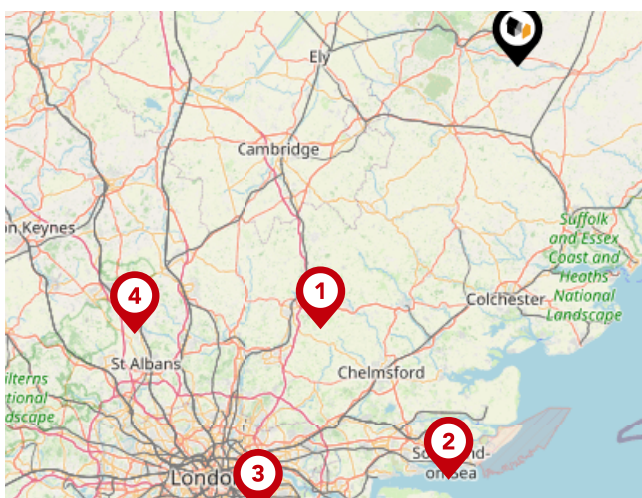
National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	2.5 miles
2	Attleborough Rail Station	6.19 miles
3	Diss Rail Station	9.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	41.16 miles
2	M11 J10	41.34 miles
3	M11 J11	40.31 miles
4	M11 J13	39.68 miles
5	M11 J14	39.5 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	47.74 miles
2	Southend-on-Sea	61.14 miles
3	Silvertown	75.1 miles
4	Luton Airport	67.95 miles

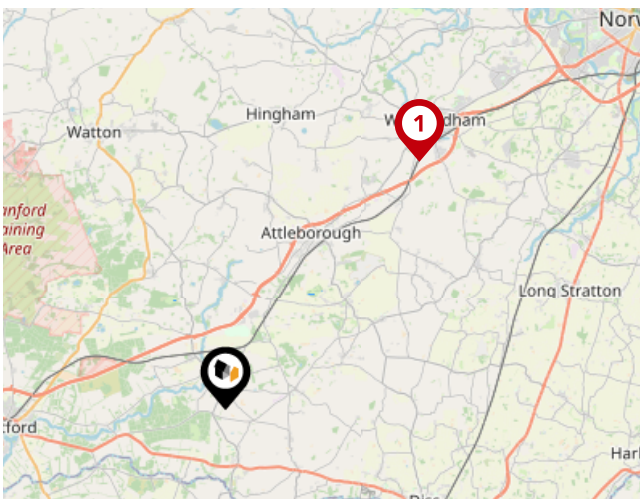
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kerridges	0.25 miles
2	Jubilee Avenue	0.26 miles
3	Brewsters	0.37 miles
4	Pound Corner	0.31 miles
5	Market Place	0.3 miles



Local Connections

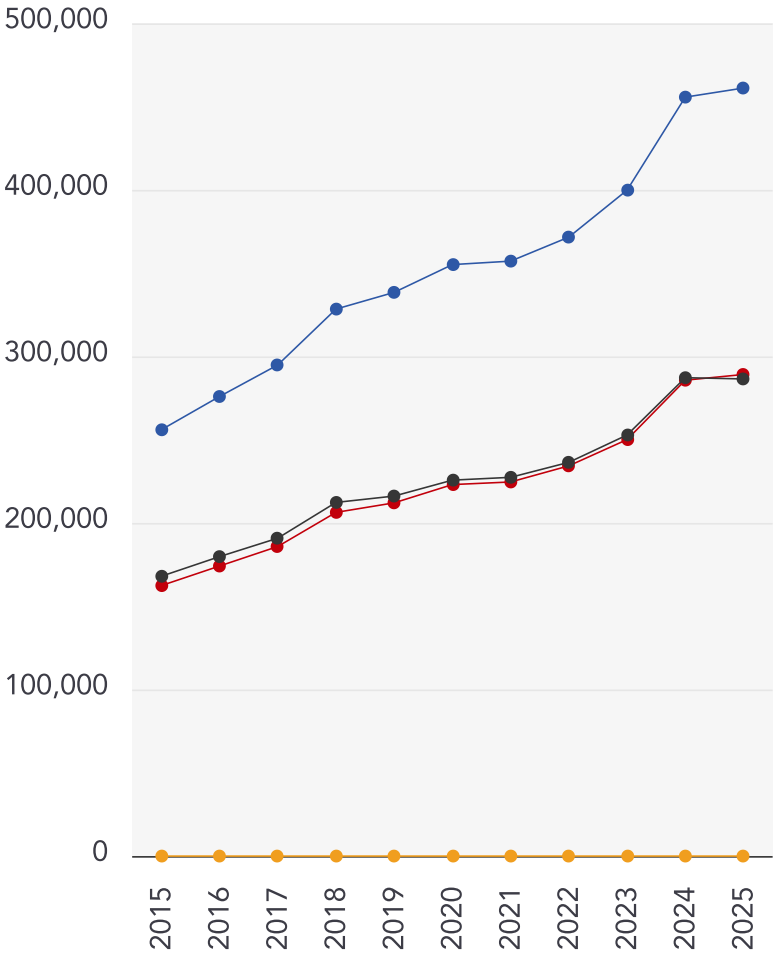
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	11.33 miles

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

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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.



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