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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th February 2025



FENNEL WAY, THETFORD, IP24

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

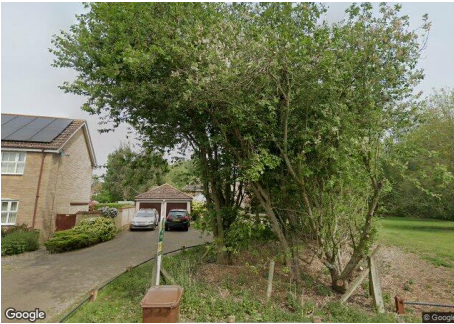
nick@whittleyparish.com

www.whittleyparish.com



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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,205 ft ² / 112 m ²		
Plot Area:	0.14 acres		
Year Built :	2000		
Council Tax :	Band D		
Annual Estimate:	£2,219		
Title Number:	NK252572		

Local Area

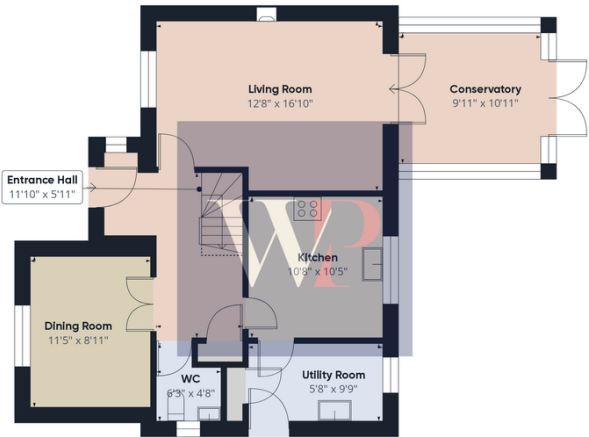
Local Authority:	Breckland	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	14	42	10000
• Surface Water	Very Low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
O ₂	EE	3	O2	sky







FENNEL WAY, THETFORD, IP24



Floor 0 Building 1



Floor 1 Building 1



Approximate total area[®]
1299.11 ft²

Reduced headroom
6.11 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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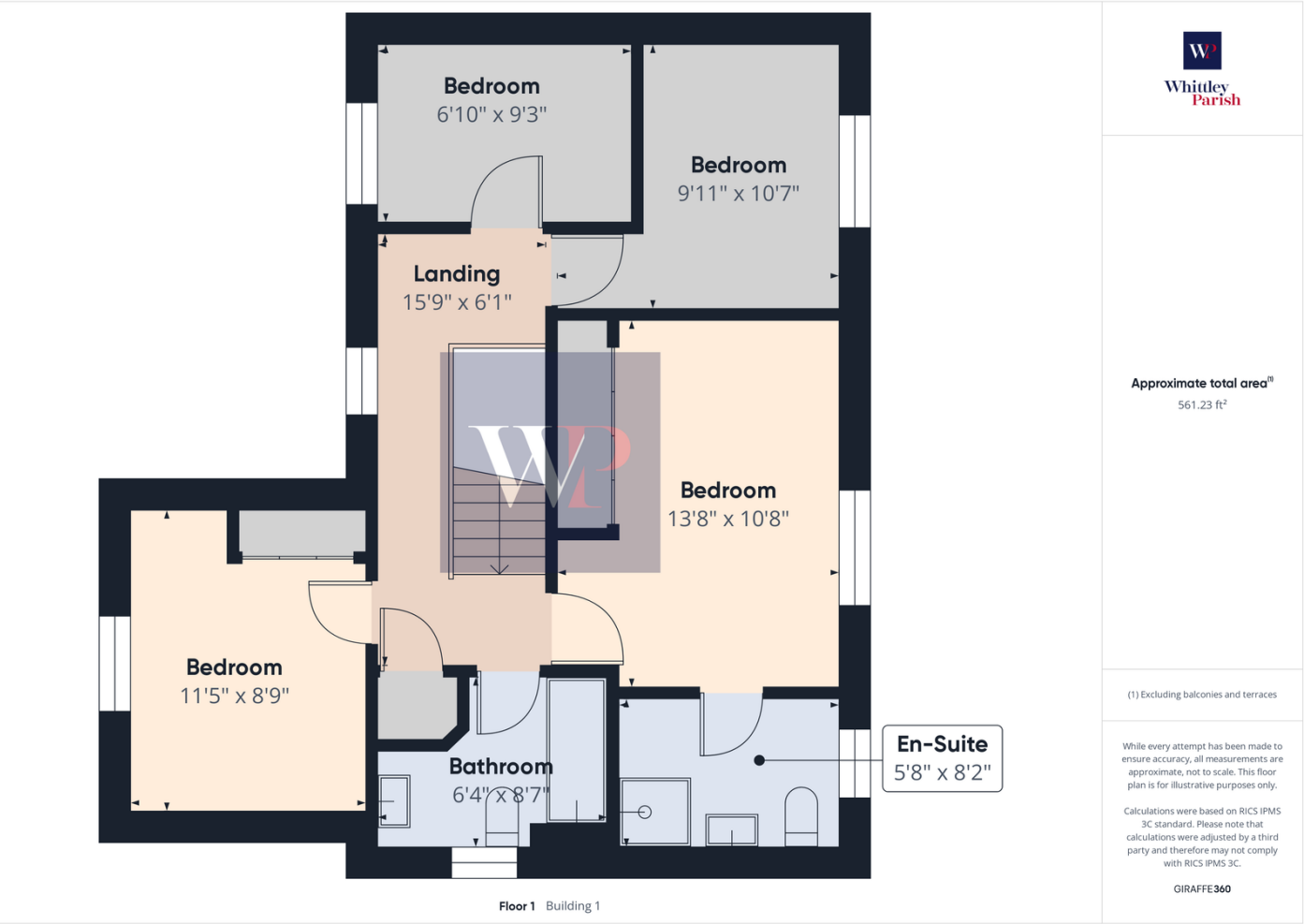


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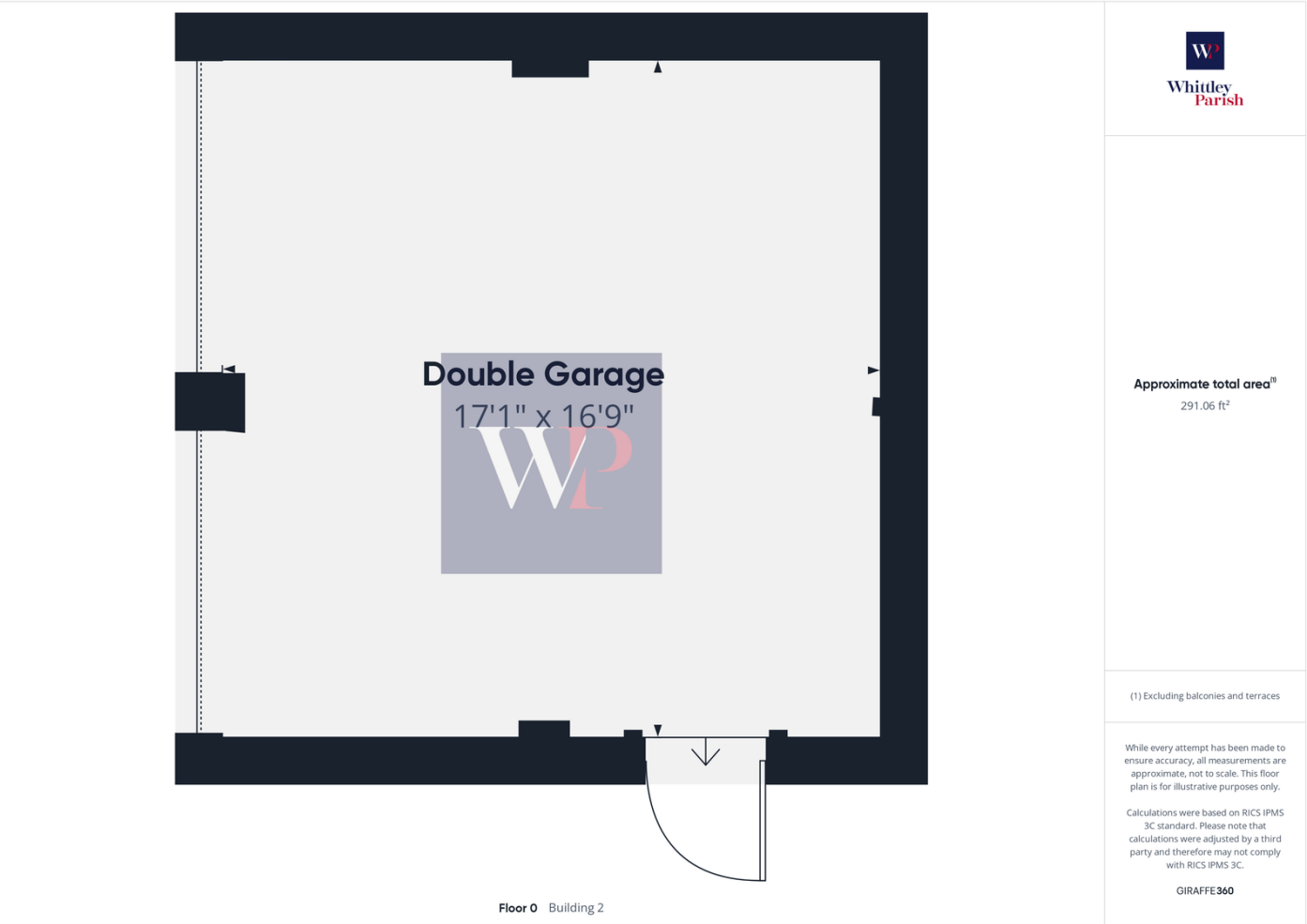


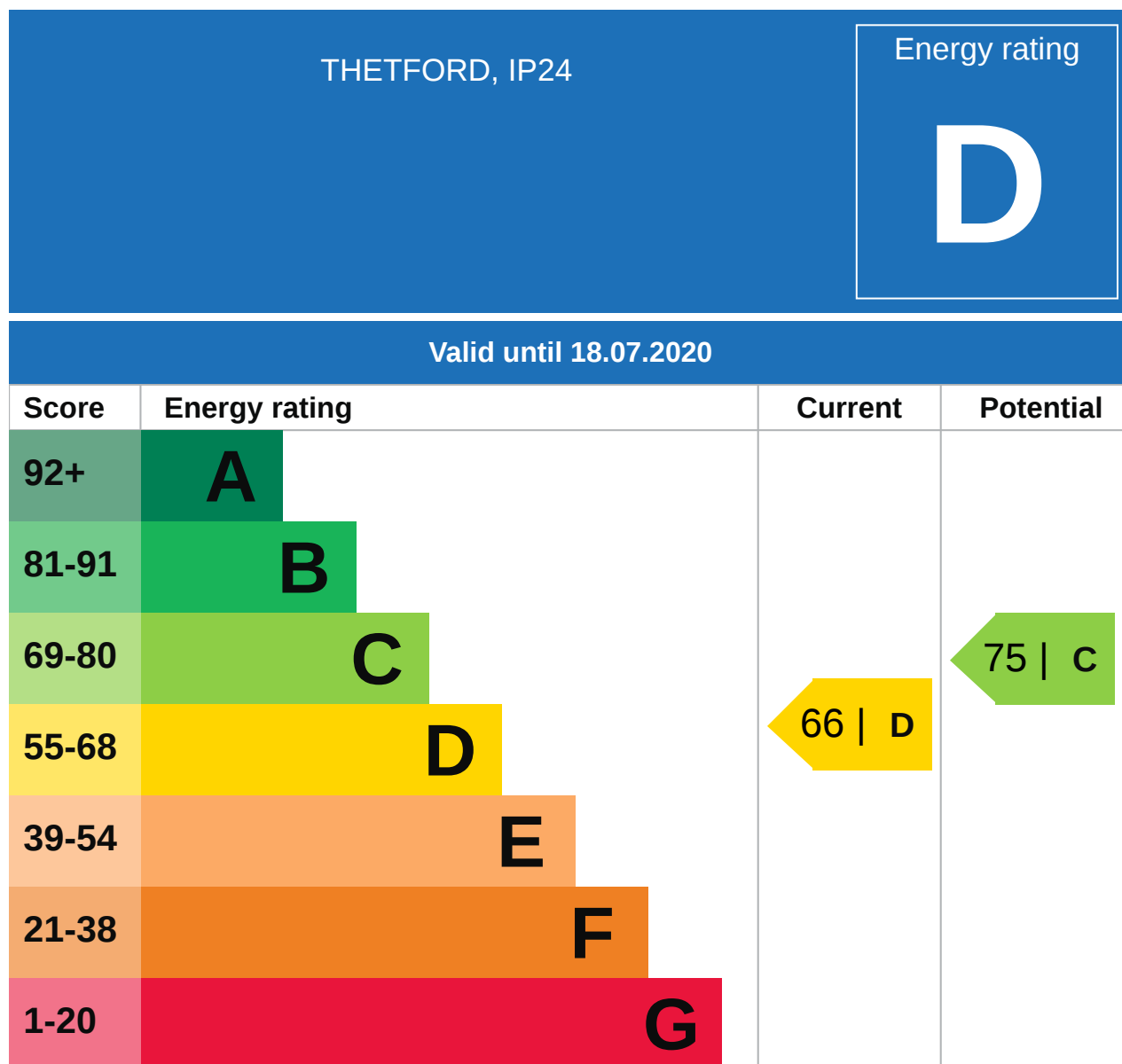
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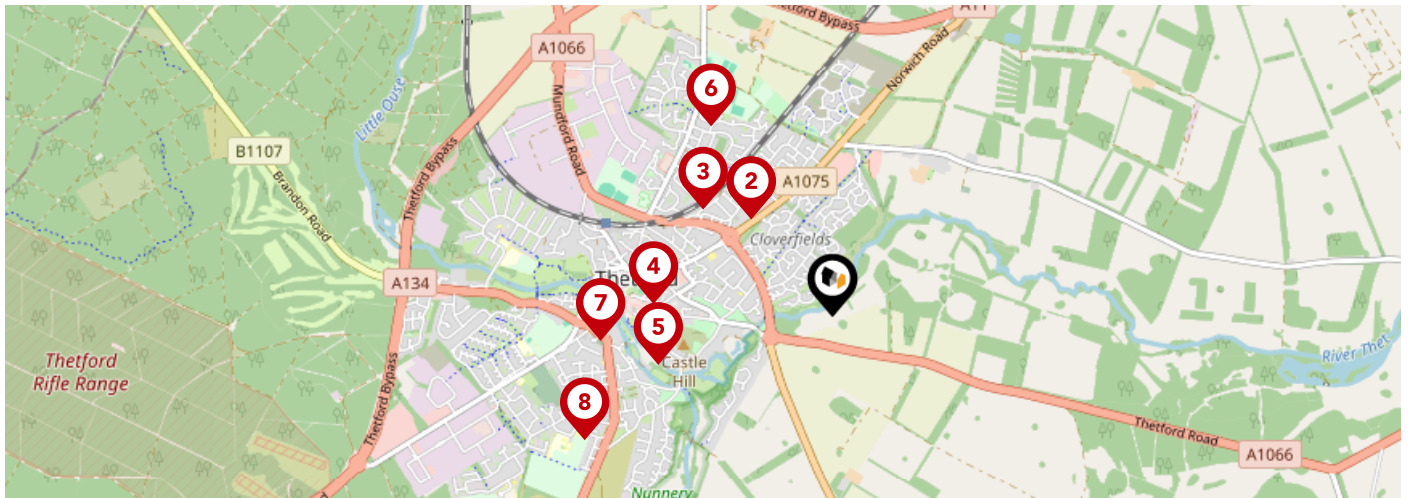




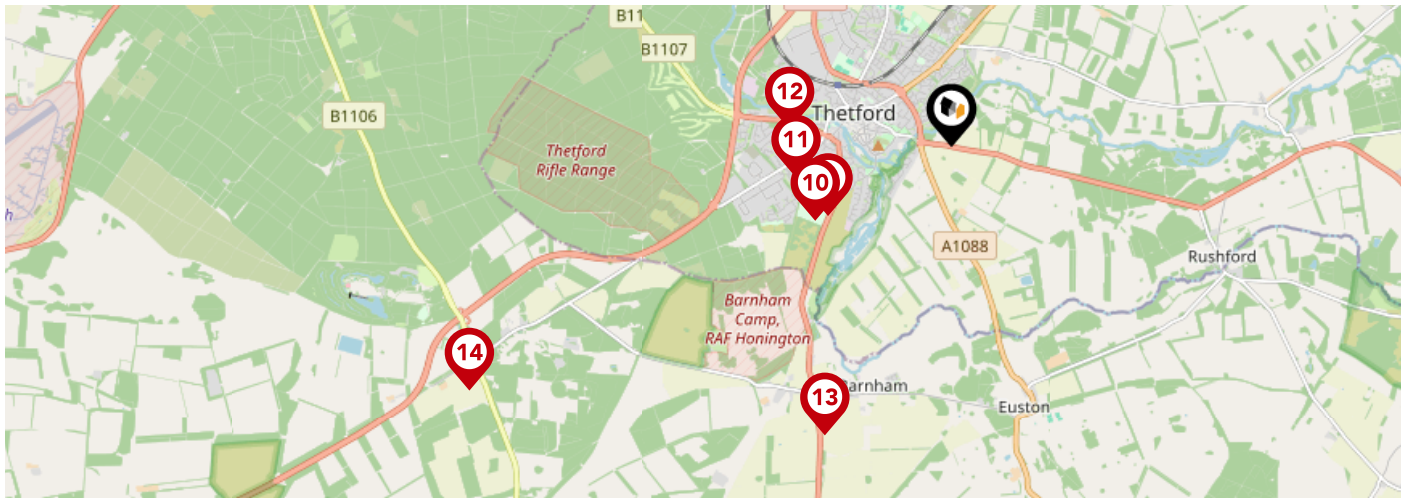
Additional EPC Data









Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 47% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	111 m ²

Area Schools



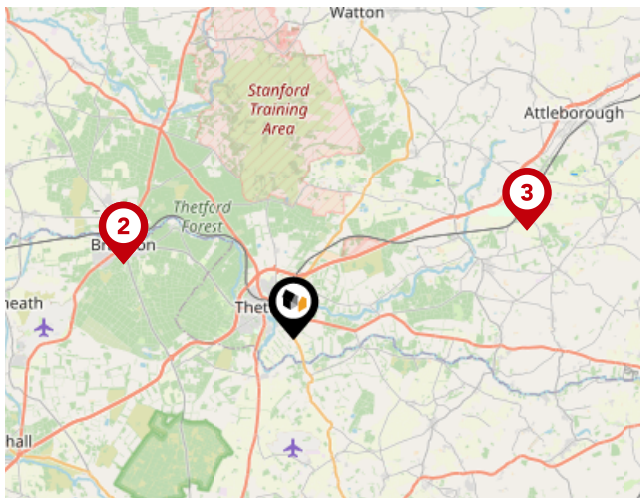
		Nursery	Primary	Secondary	College	Private
1	Raleigh Infant Academy Ofsted Rating: Good Pupils: 135 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Admirals Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Drake Primary School Ofsted Rating: Good Pupils: 417 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 339 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Damara School Ofsted Rating: Good Pupils: 14 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Diamond Academy Ofsted Rating: Not Rated Pupils: 164 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Queensway Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 148 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Pinetree School Ofsted Rating: Good Pupils: 34 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redcastle Family School Ofsted Rating: Good Pupils: 258 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 383 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 154 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elveden Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 103 Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Honington Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 164 Distance:5.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glade Academy Ofsted Rating: Good Pupils: 219 Distance:6.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

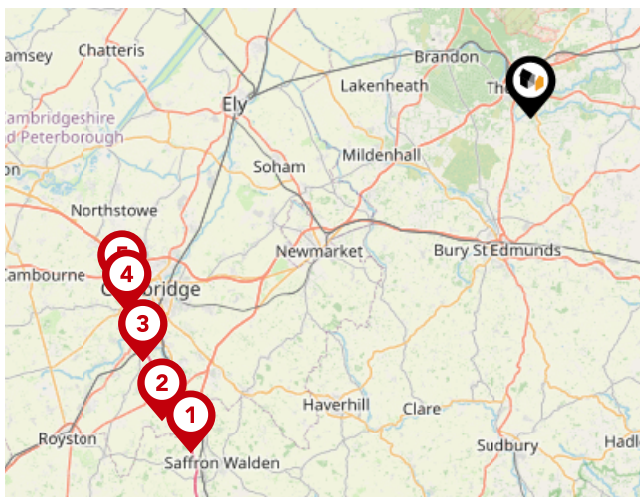
Area

Transport (National)



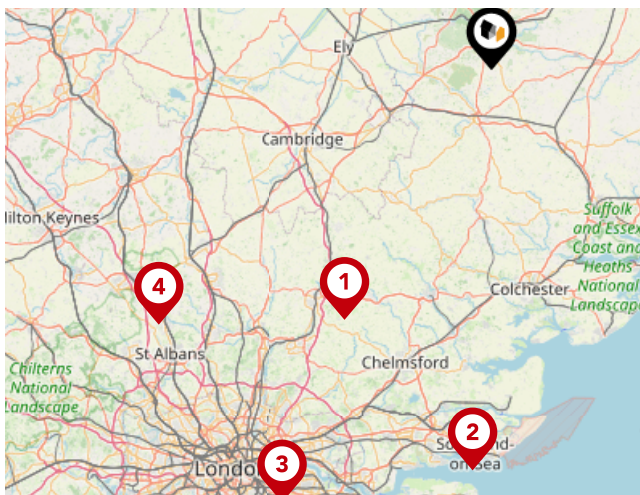
National Rail Stations

Pin	Name	Distance
	Brandon Rail Station	6.68 miles
	Entrance	6.69 miles
	Eccles Road Rail Station	9.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	34.65 miles
	M11 J10	34.57 miles
	M11 J11	33.25 miles
	M11 J13	32.45 miles
	M11 J14	32.23 miles

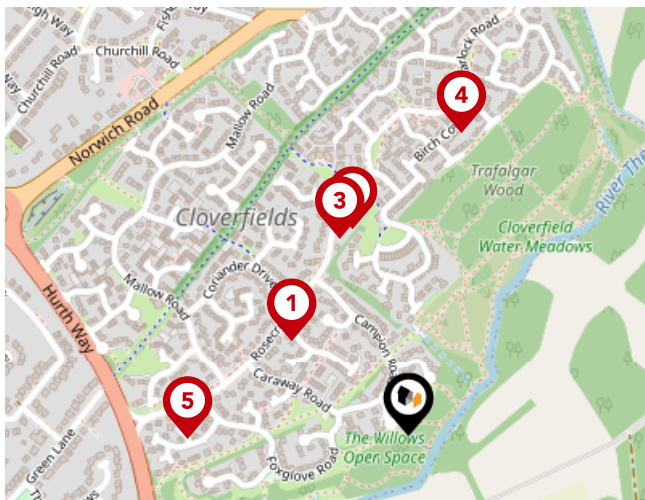


Airports/Helipads

Pin	Name	Distance
	Stansted Airport	42.26 miles
	Southend-on-Sea	58.6 miles
	Silvertown	70.13 miles
	Luton Airport	61.12 miles

Area

Transport (Local)



Bus Stops/Stations

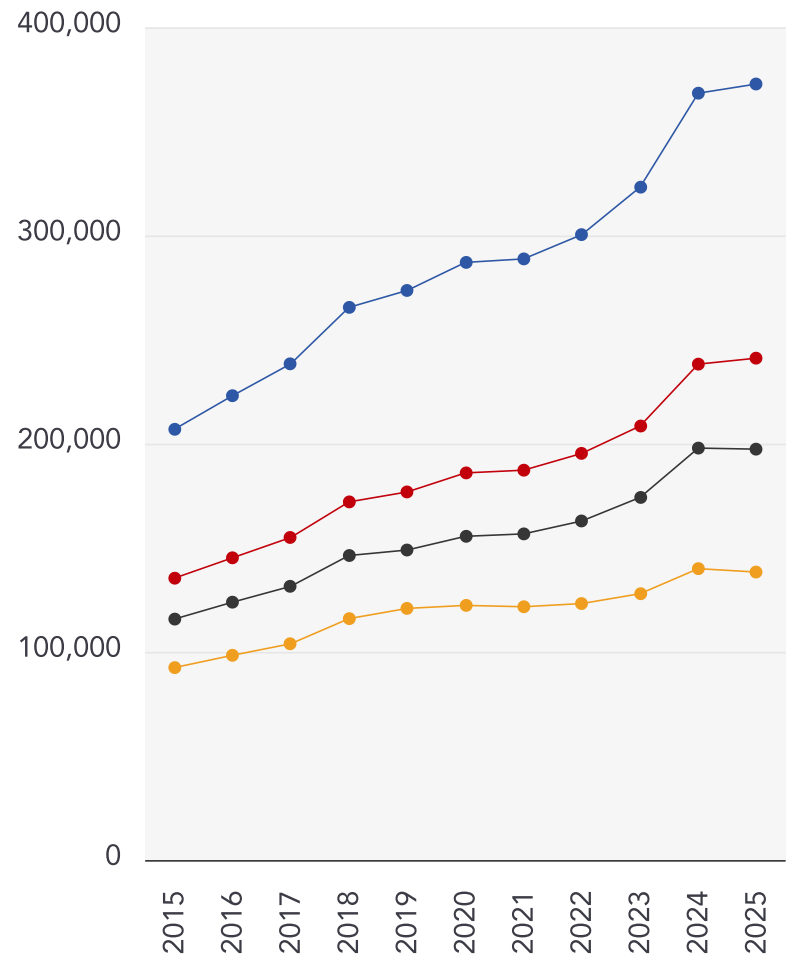
Pin	Name	Distance
1	Jasmine Close	0.17 miles
2	Yarrow Close	0.24 miles
3	Yarrow Close	0.24 miles
4	Alder Covert	0.35 miles
5	Foxglove Road	0.25 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP24



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%



Whittleby Parish | Attleborough

At Whittleby 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 Whittleby 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 Whittleby 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.



/whittlebyparishmanagementltd



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/whittlebyparish/?hl=en

Whittley Parish | Attleborough

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