

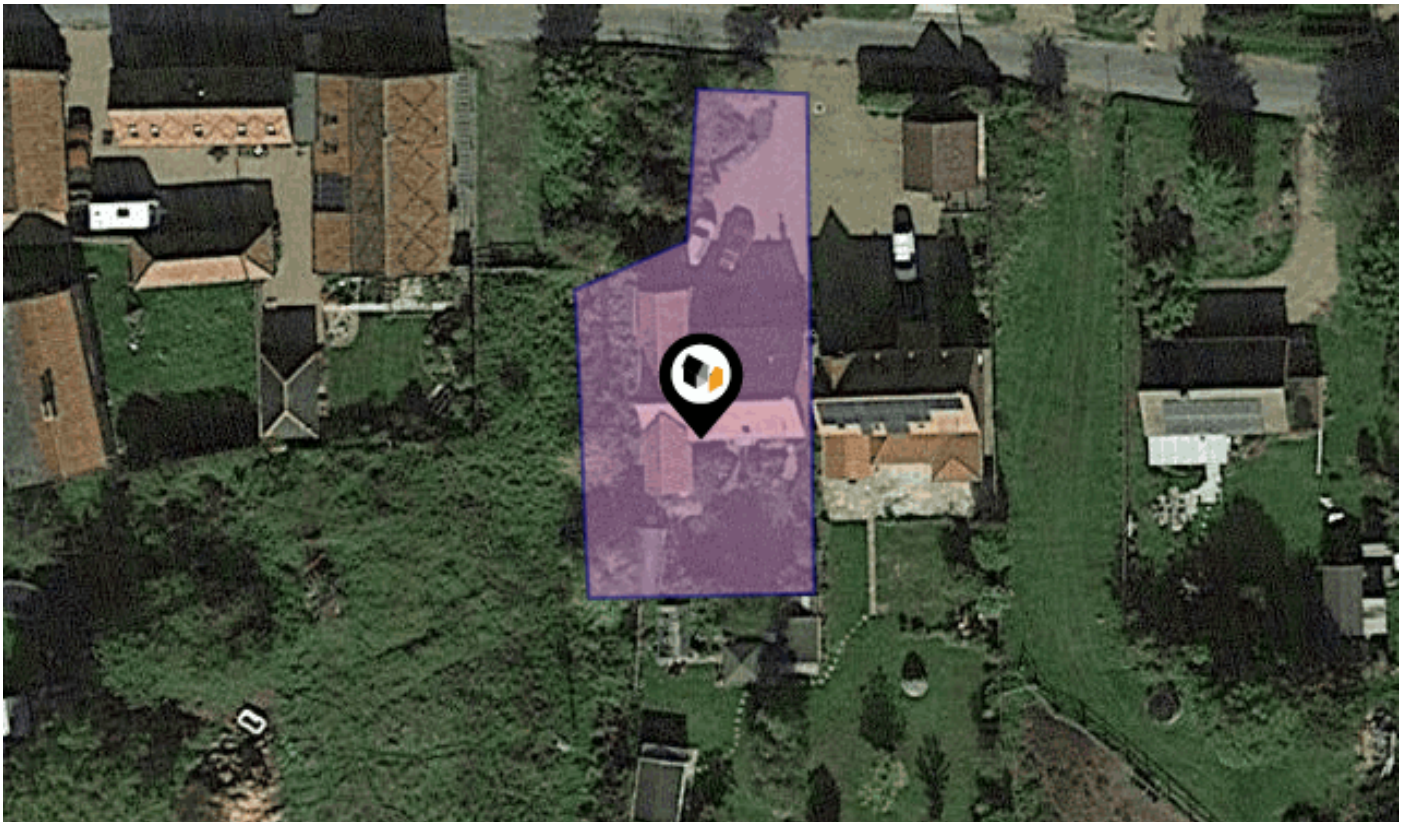


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th December 2024



VICARAGE ROAD, GREAT HOCKHAM, THETFORD, IP24

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:	2,098 ft ² / 195 m ²		
Plot Area:	0.17 acres		
Year Built :	1991-1995		
Council Tax :	Band E		
Annual Estimate:	£2,713		
Title Number:	NK117884		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	47 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

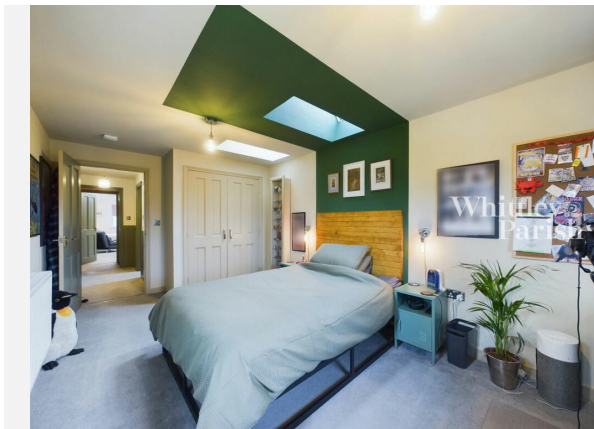
This Address

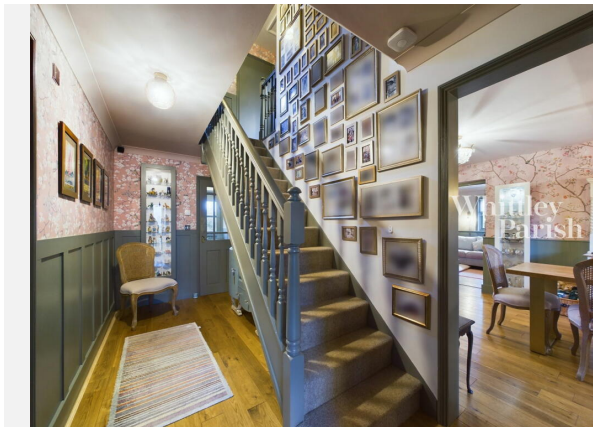
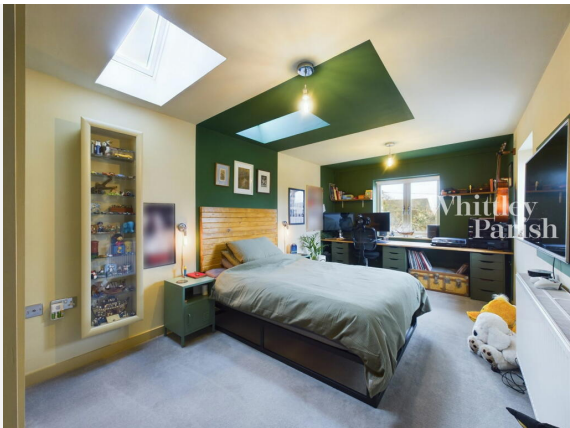
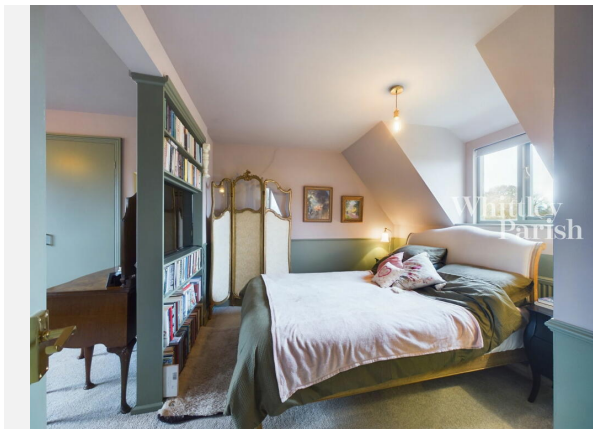


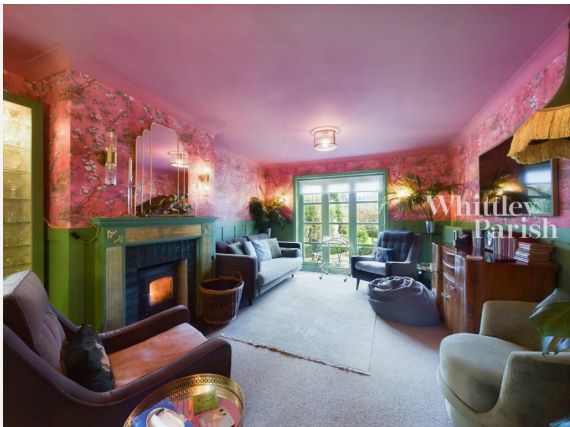
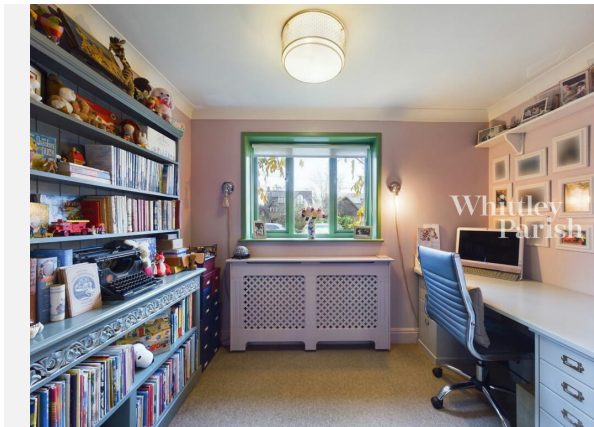
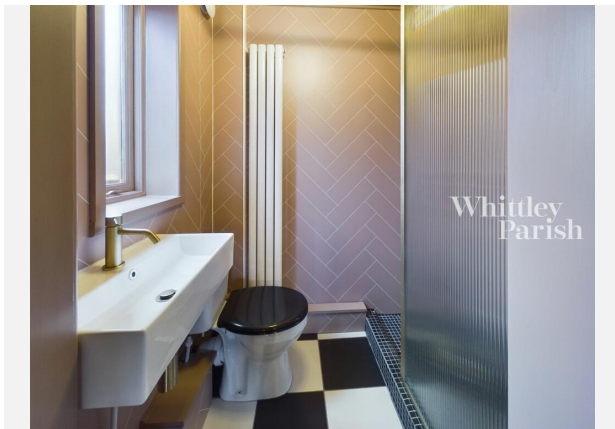
Planning records for: *Vicarage Road, Great Hockham, Thetford, IP24*

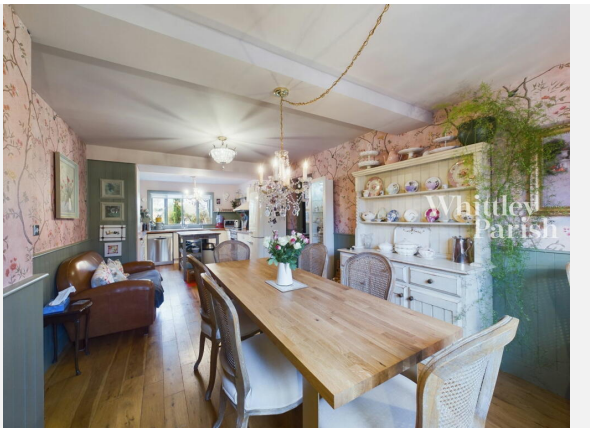
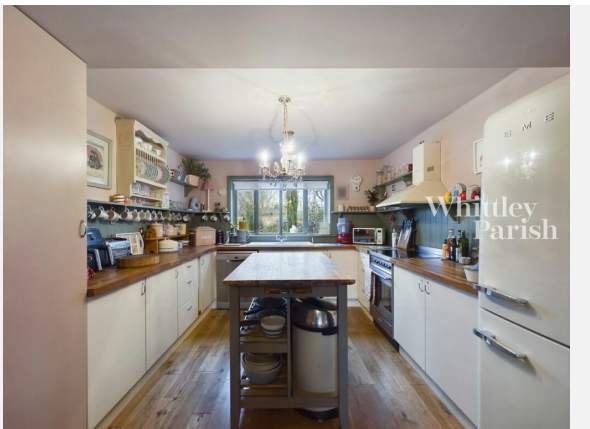
Reference - 3PL/2016/0799/HOU	
Decision:	Permission
Date:	28th June 2016
Description:	Front and rear first floor extensions

Gallery Photos









VICARAGE ROAD, GREAT HOCKHAM, THETFORD, IP24



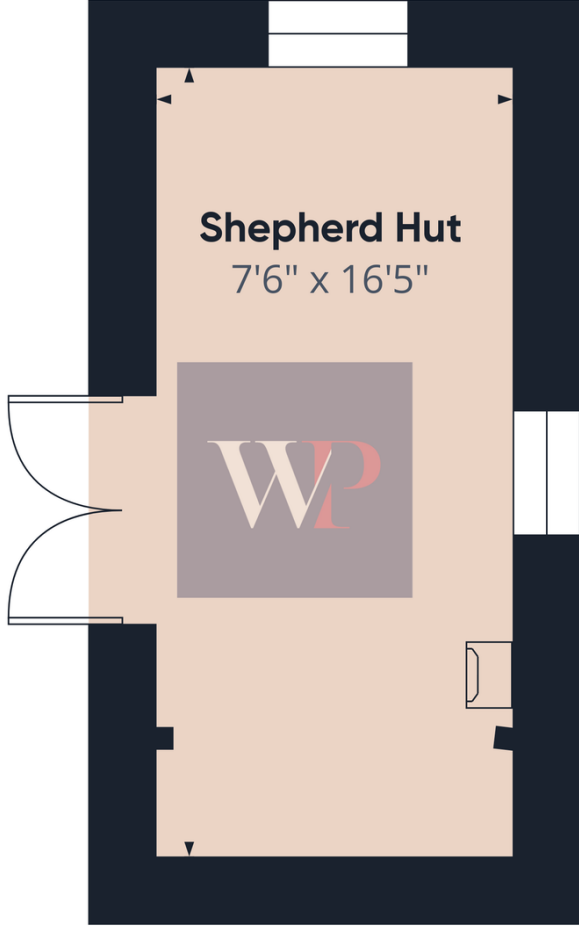



VICARAGE ROAD, GREAT HOCKHAM, THETFORD, IP24





VICARAGE ROAD, GREAT HOCKHAM, THETFORD, IP24

 <p>Shepherd Hut 7'6" x 16'5"</p> <p>Floor 0 Building 2</p>	
	<p>Approximate total area⁽¹⁾ 126.05 ft²</p>
	<p>(1) Excluding balconies and terraces</p>
	<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

VICARAGE ROAD, GREAT HOCKHAM, THETFORD, IP24





Vicarage Road, Great Hockham, IP24

Energy rating

E

Valid until 14.01.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	43 E	
21-38	F		
1-20	G		

Property

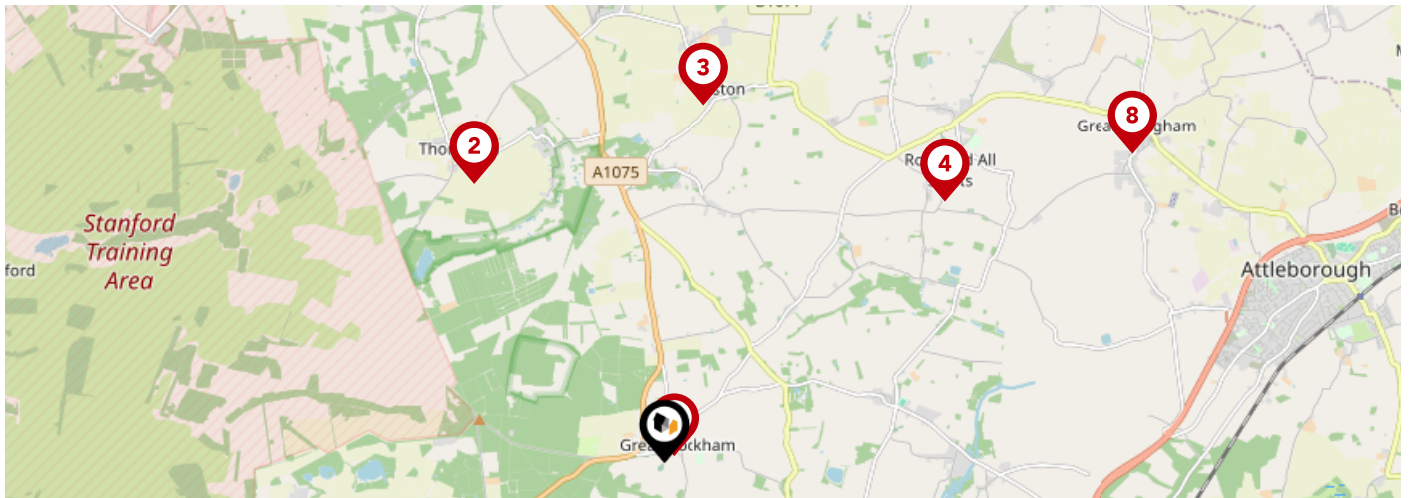
EPC - Additional Data



Additional EPC Data

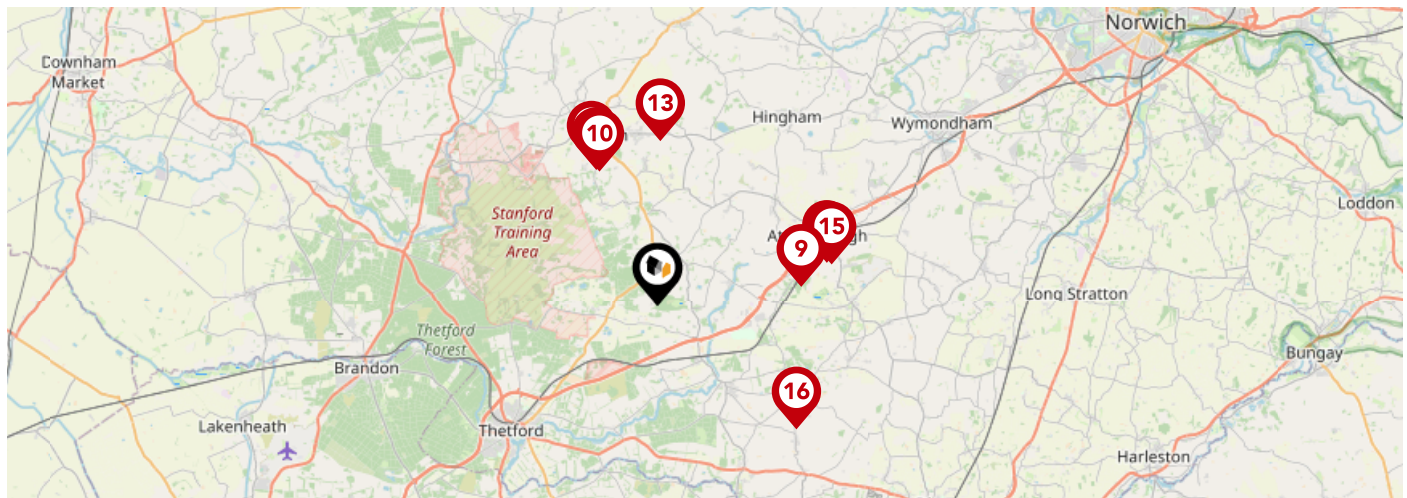
Property Type:	House
Build Form:	Detached
Transaction Type:	RHI application
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	195 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Thompson Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:4.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:4.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:4.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:5.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

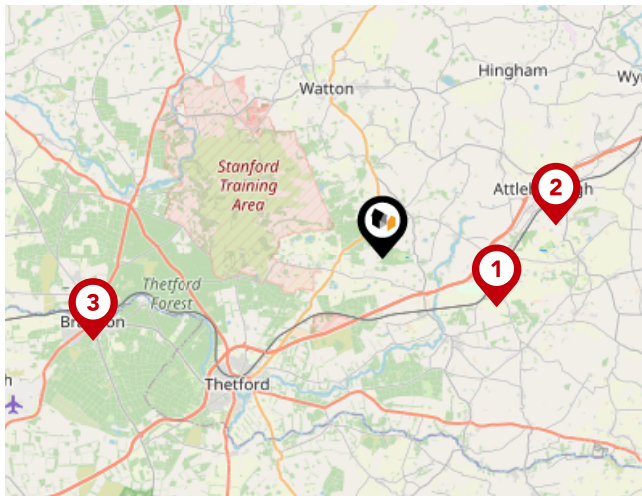
Area Schools



		Nursery	Primary	Secondary	College	Private
	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:5.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wayland Academy Ofsted Rating: Good Pupils: 569 Distance:5.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Watton Westfield Infant and Nursery School Ofsted Rating: Good Pupils: 294 Distance:5.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Watton Junior School Ofsted Rating: Not Rated Pupils: 284 Distance:5.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul Church of England Primary Academy & Nursery Ofsted Rating: Good Pupils: 191 Distance:5.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:6.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:6.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:6.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

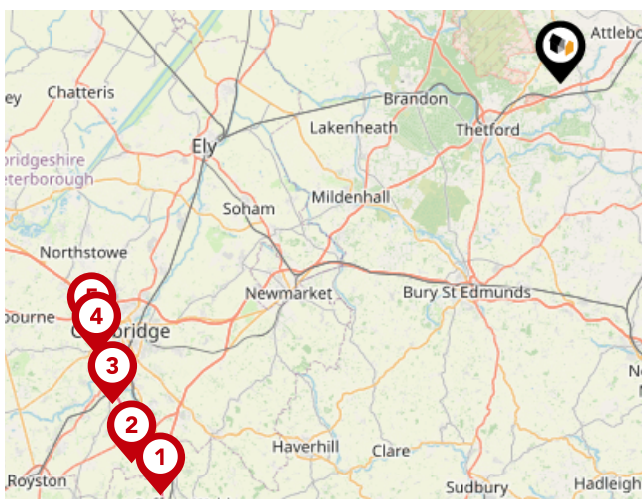
Area

Transport (National)



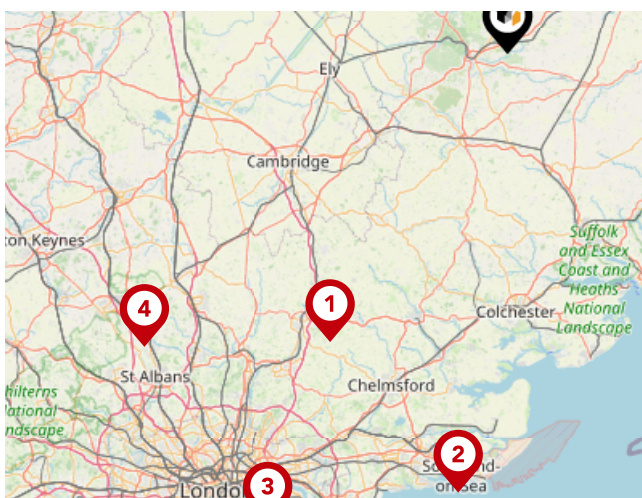
National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	4.46 miles
2	Attleborough Rail Station	6.4 miles
3	Brandon Rail Station	10.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	41.72 miles
2	M11 J10	41.54 miles
3	M11 J11	40 miles
4	M11 J13	38.94 miles
5	M11 J14	38.58 miles

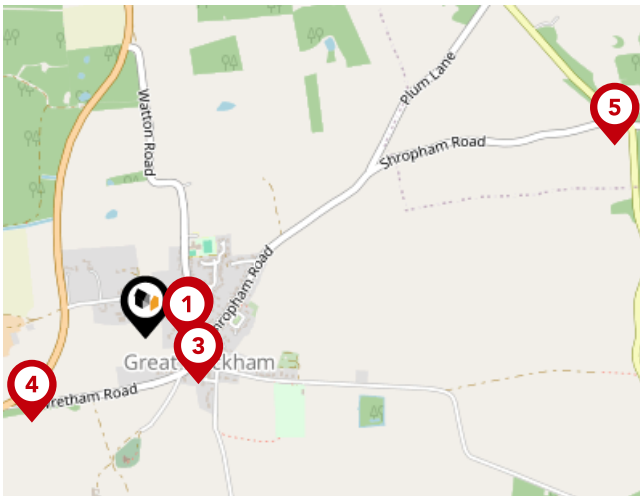


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	49.35 miles
2	Southend-on-Sea	64.59 miles
3	Silvertown	77.14 miles
4	Luton Airport	68.02 miles

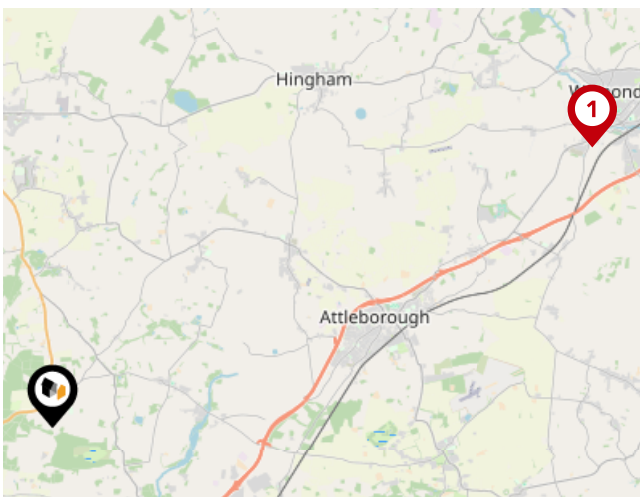
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	post office	0.09 miles
2	post office	0.1 miles
3	green	0.16 miles
4	turn	0.32 miles
5	Watton Road	1.15 miles



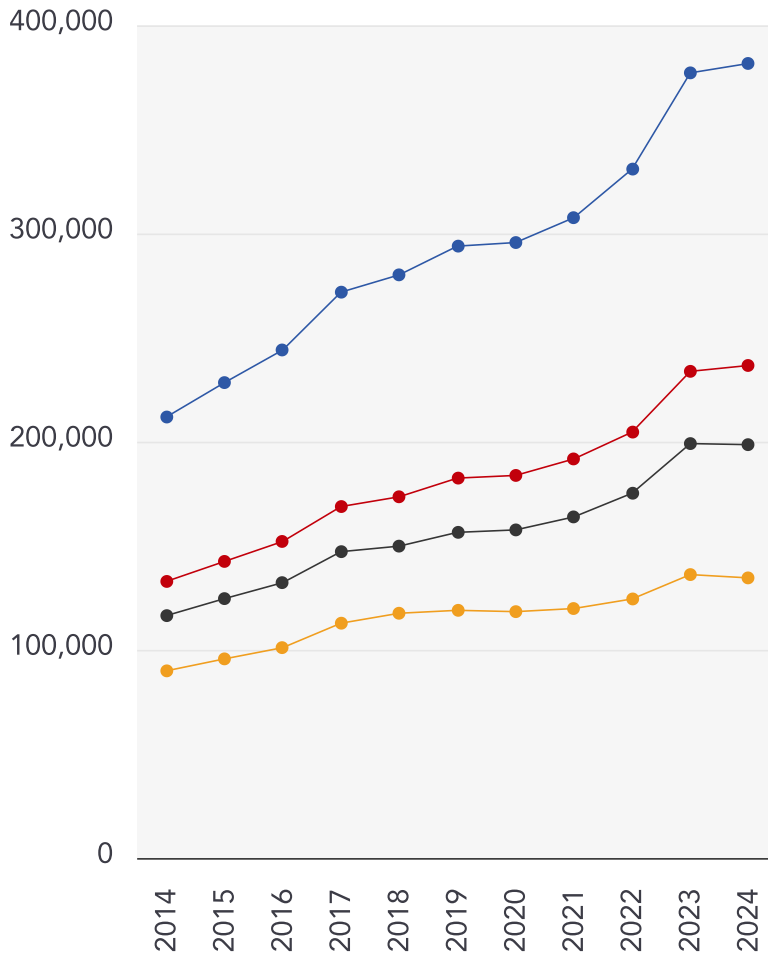
Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	10.97 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 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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Whittley Parish | Attleborough

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