

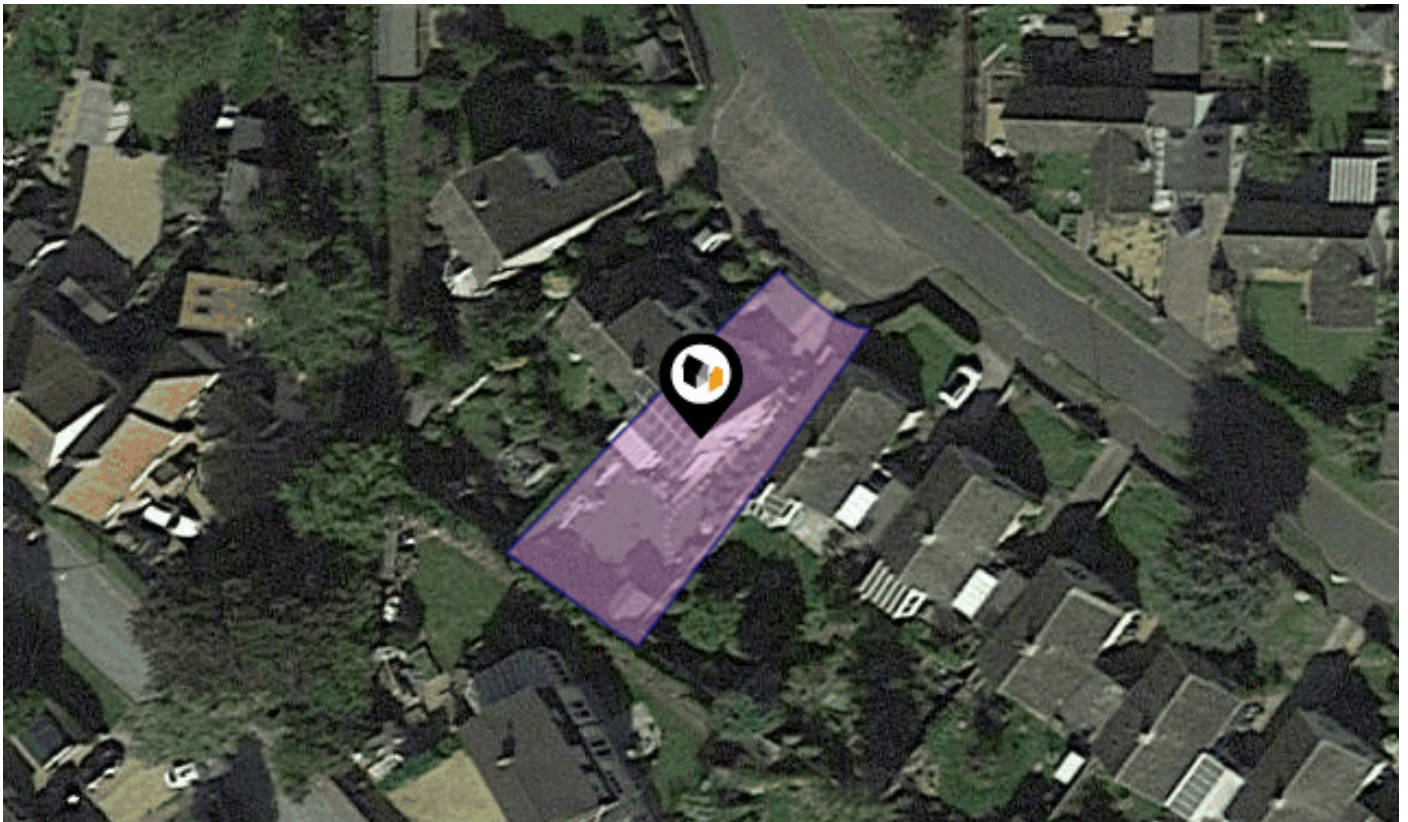


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd December 2024



GARDEN CLOSE, WATTON, THETFORD, IP25

Whittley Parish | Attleborough

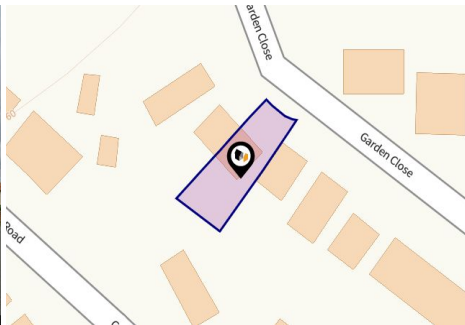
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

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www.whittleyparish.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,076 ft ² / 100 m ²		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,973		
Title Number:	NK179152		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

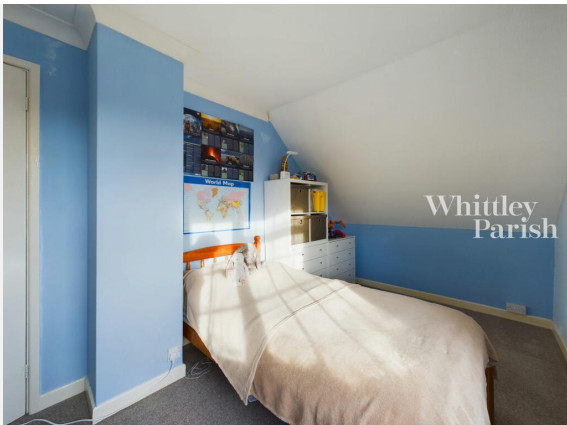
16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:











GARDEN CLOSE, WATTON, THETFORD, IP25





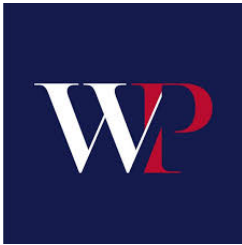
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GARDEN CLOSE, WATTON, THETFORD, IP25





Garden Close, Watton, IP25

Energy rating

D

Valid until 17.11.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 83 B
69-80	C		
55-68	D	← 68 D	
39-54	E		
21-38	F		
1-20	G		

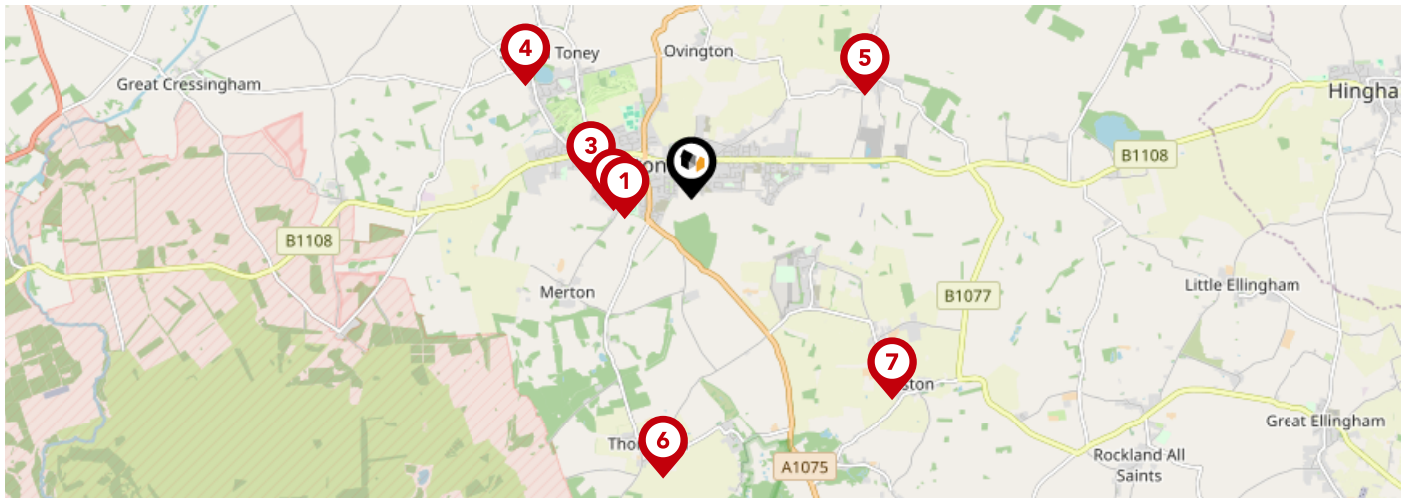
Property

EPC - Additional Data



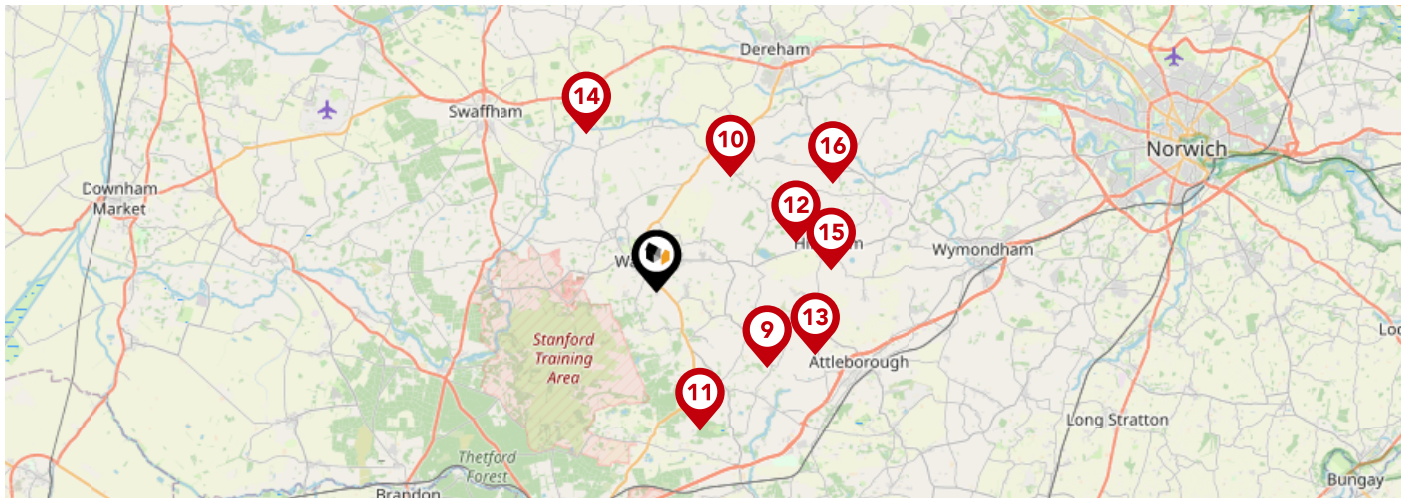
Additional EPC Data









Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	FiT application
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 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 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	100 m ²



		Nursery	Primary	Secondary	College	Private
1	Wayland Academy Ofsted Rating: Good Pupils: 569 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Watton Westfield Infant and Nursery School Ofsted Rating: Good Pupils: 294 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Watton Junior School Ofsted Rating: Not Rated Pupils: 284 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Parker's Church of England Primary Academy Ofsted Rating: Good Pupils: 85 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Peter and St Paul Church of England Primary Academy & Nursery Ofsted Rating: Good Pupils: 191 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thompson Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashill Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 107 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

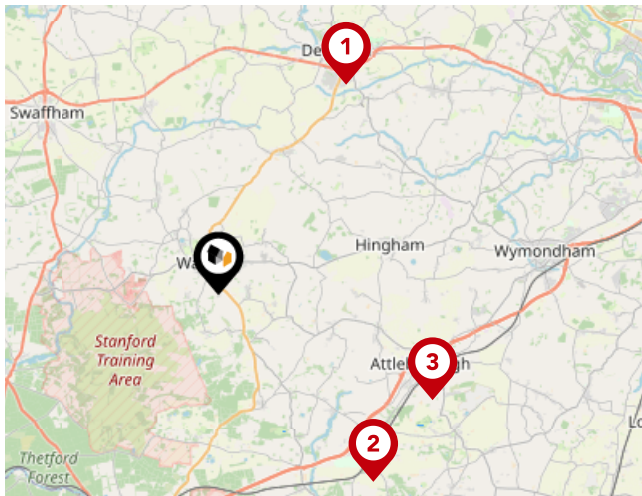
Area Schools



	Nursery	Primary	Secondary	College	Private
 Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Thomas Bullock Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 222 Distance:4.91	<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:5.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kingsbrook School Ofsted Rating: Good Pupils: 14 Distance:5.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:6.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Necton VA Primary School Ofsted Rating: Good Pupils: 177 Distance:6.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hingham Primary School Ofsted Rating: Good Pupils: 171 Distance:6.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Garvestone Community Primary School Ofsted Rating: Good Pupils: 68 Distance:7.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

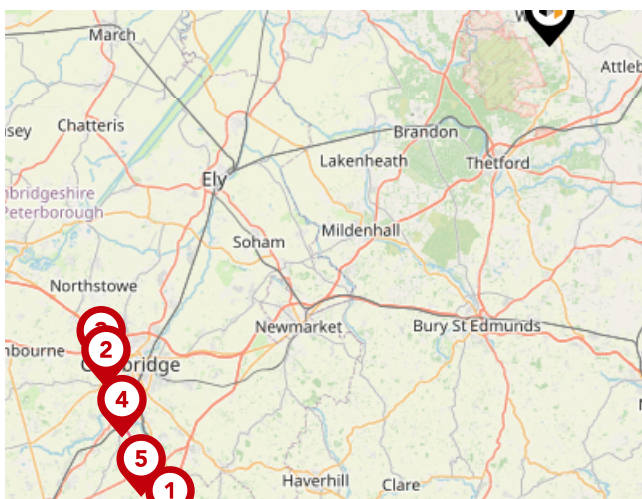
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	(Dereham) Mid Norfolk Railway	8.83 miles
2	Eccles Road Rail Station	8.76 miles
3	Attleborough Rail Station	8.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	44.52 miles
2	M11 J13	40.52 miles
3	M11 J14	39.98 miles
4	M11 J11	42.01 miles
5	M11 J10	44.02 miles

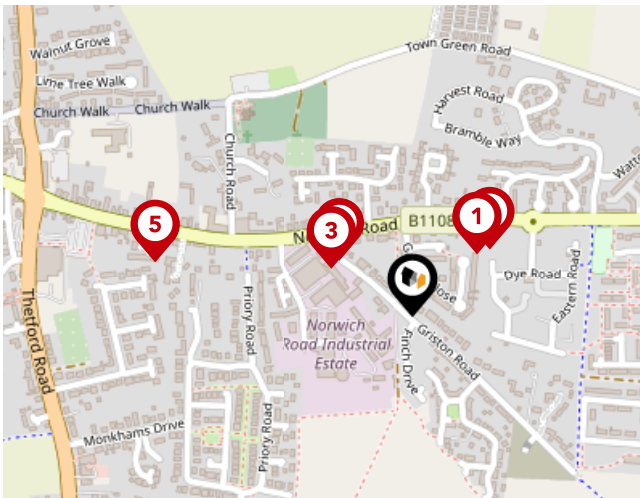


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	53 miles
2	Southend-on-Sea	69.45 miles
3	Silvertown	81.02 miles
4	Luton Airport	70.16 miles

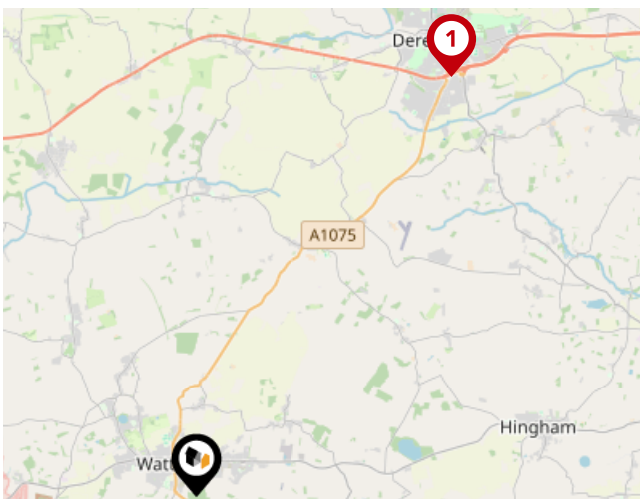
Area

Transport (Local)



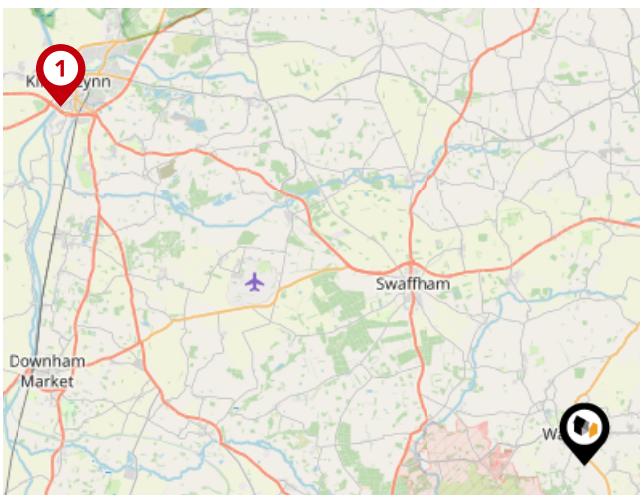
Bus Stops/Stations

Pin	Name	Distance
1	Blenheim Way	0.1 miles
2	Griston Road	0.1 miles
3	Griston Road	0.11 miles
4	Blenheim Way	0.12 miles
5	Regal Court	0.3 miles



Local Connections

Pin	Name	Distance
1	Dereham (Mid Norfolk Railway)	8.84 miles



Ferry Terminals

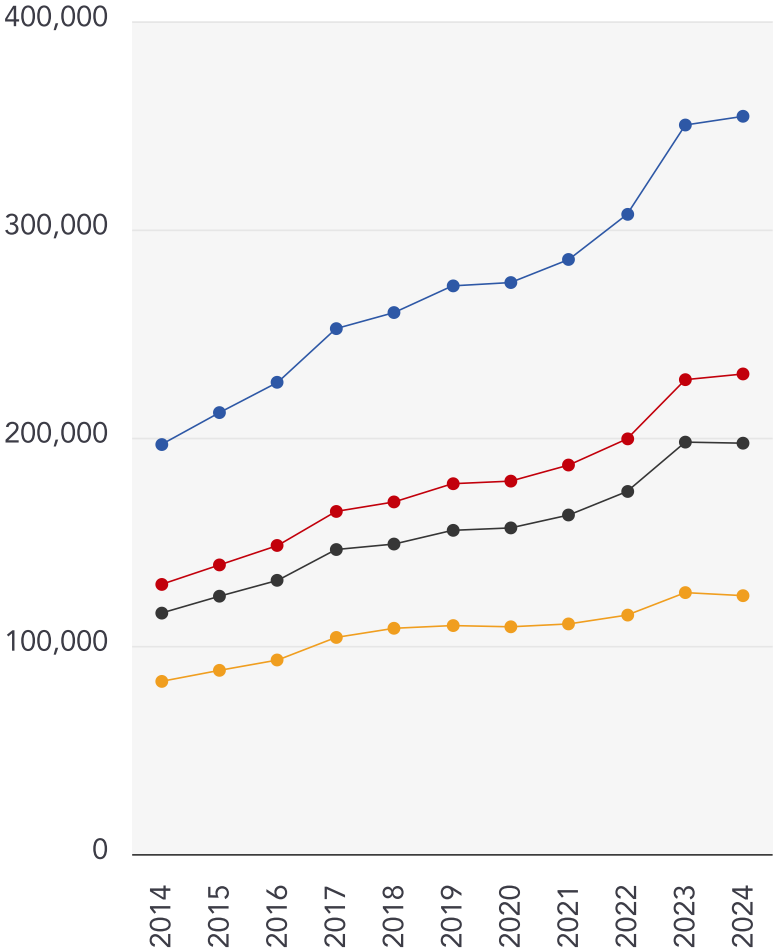
Pin	Name	Distance
1	West Lynn Ferry Landing	22.86 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP25



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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