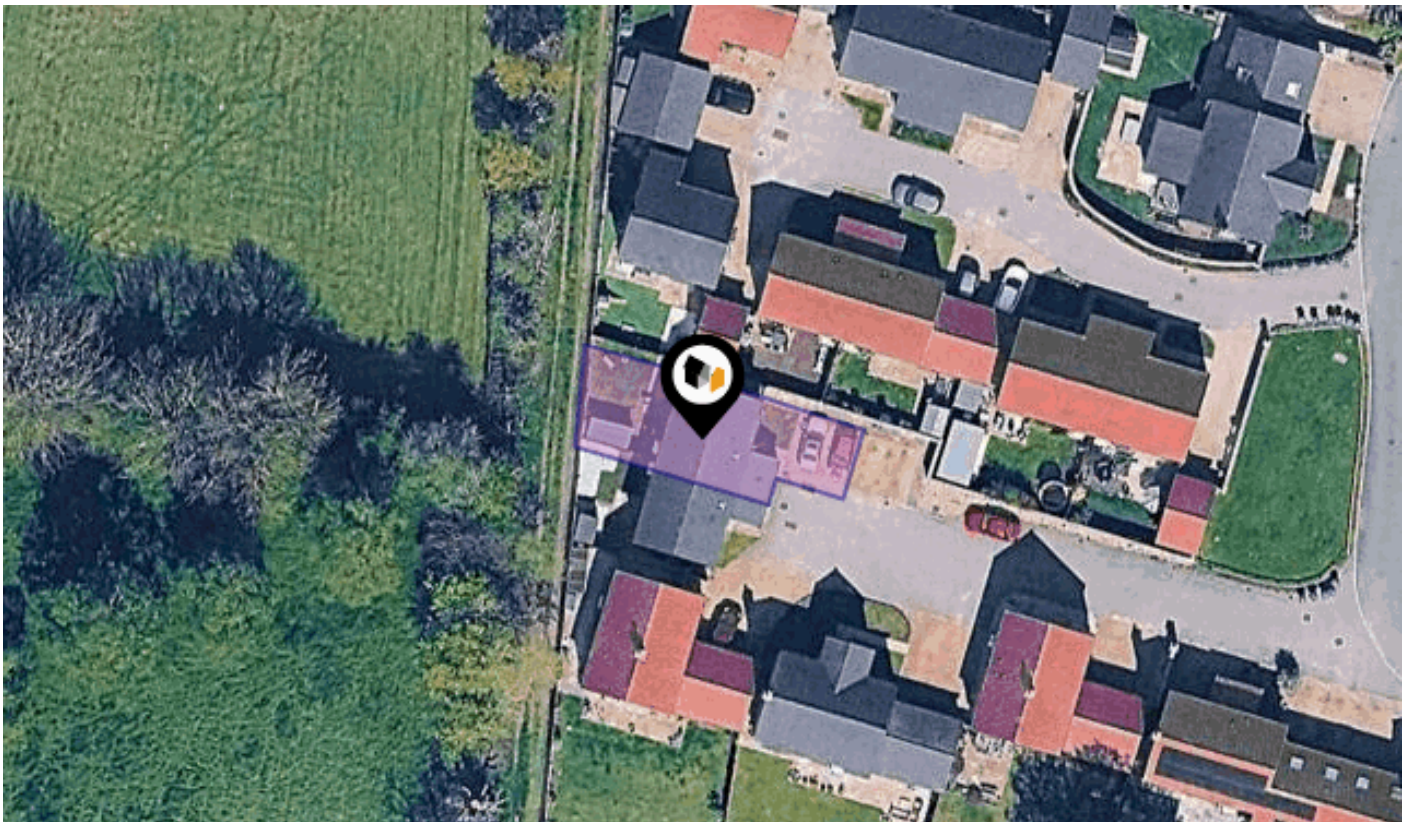
See More Online

# **KFB:** Key Facts For Buyers

## A Guide to This Property & the Local Area

**Saturday 14th November 2026**



## GOODRUM CLOSE, ASHWELLTHORPE, NORWICH, NR16


**Whittley Parish | Attleborough**

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com



arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

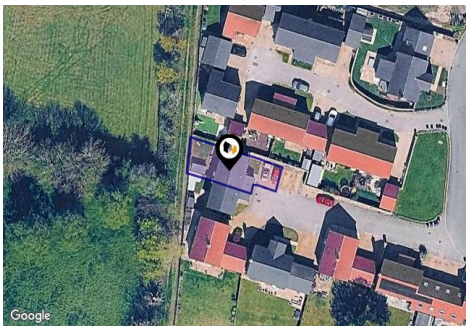
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# Property
# Overview










## Property

| | | | |
|---|---|---|---|
| **Type:** | Semi-Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 3 | | |
| **Bathrooms:** | 3 | | |
| **Floor Area:** | 914 $ft^2$ / 85 $m^2$ | | |
| **Plot Area:** | 0.05 acres | | |
| **Year Built :** | 2020 | | |
| **Council Tax :** | Band C | | |
| **Annual Estimate:** | £2,207 | | |
| **Title Number:** | NK503721 | | |

## Local Area

**Local Authority:** Norfolk

**Conservation Area:** No

**Flood Risk:**

- Rivers & Seas — Very low
- Surface Water — Very low

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

| 9 mb/s | 80 mb/s | 1800 mb/s |
|---|---|---|

**Mobile Coverage:**
(based on calls indoors)

**Satellite/Fibre TV Availability:**

| BT | sky | Virgin media |
|---|---|---|
| ✓ | ✓ | ✗ |



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# Gallery
# Photos

















# Gallery
# **Photos**





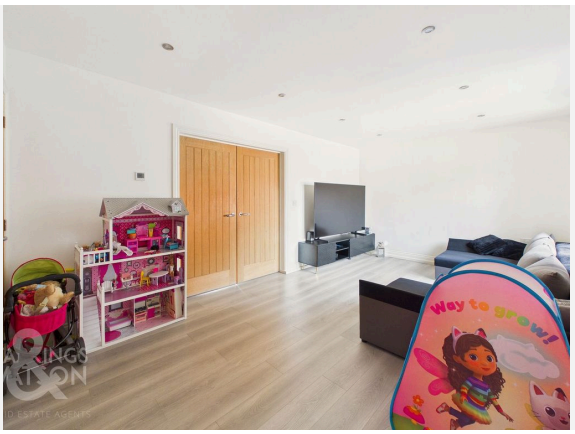












# Gallery
# **Photos**













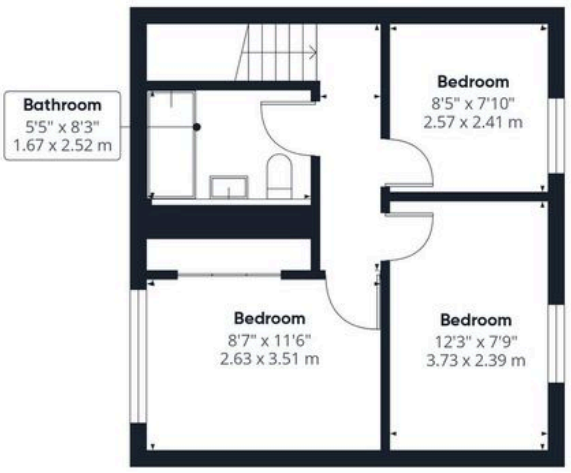



Gallery
**Floorplan**

# GOODRUM CLOSE, ASHWELLTHORPE, NORWICH, NR16




Ground Floor




Floor 1

STARKINGS & WATSON
HYBRID ESTATE AGENTS

**Approximate total area**[1]

831 ft²
77.3 m²

(1) Excluding balconies and terrace

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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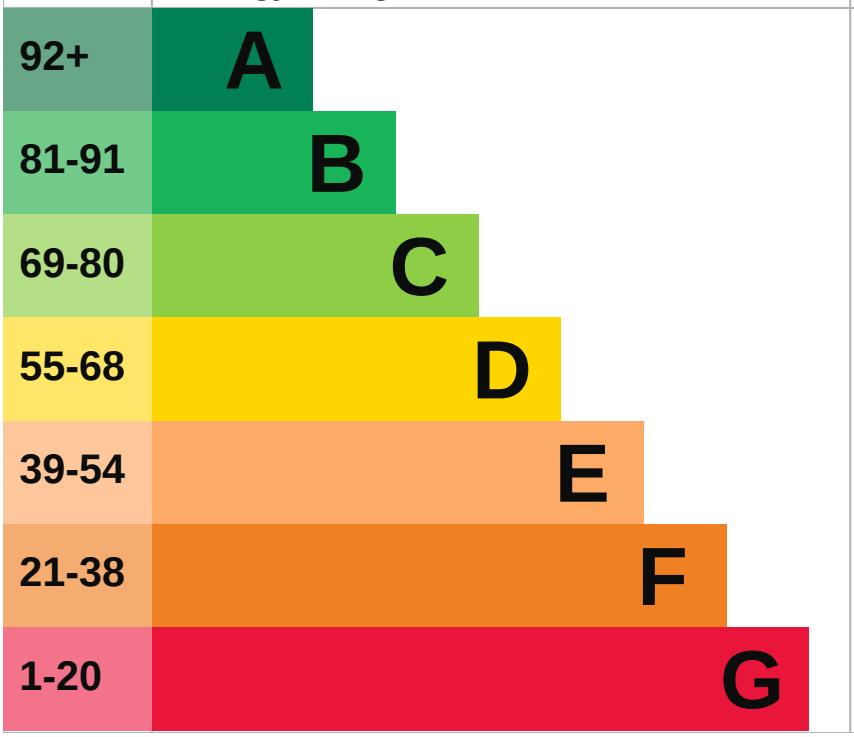
Property
# EPC - Certificate

Goodrum Close, Ashwellthorpe, NR16

Energy rating

C

Valid until 17.06.2030






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Property

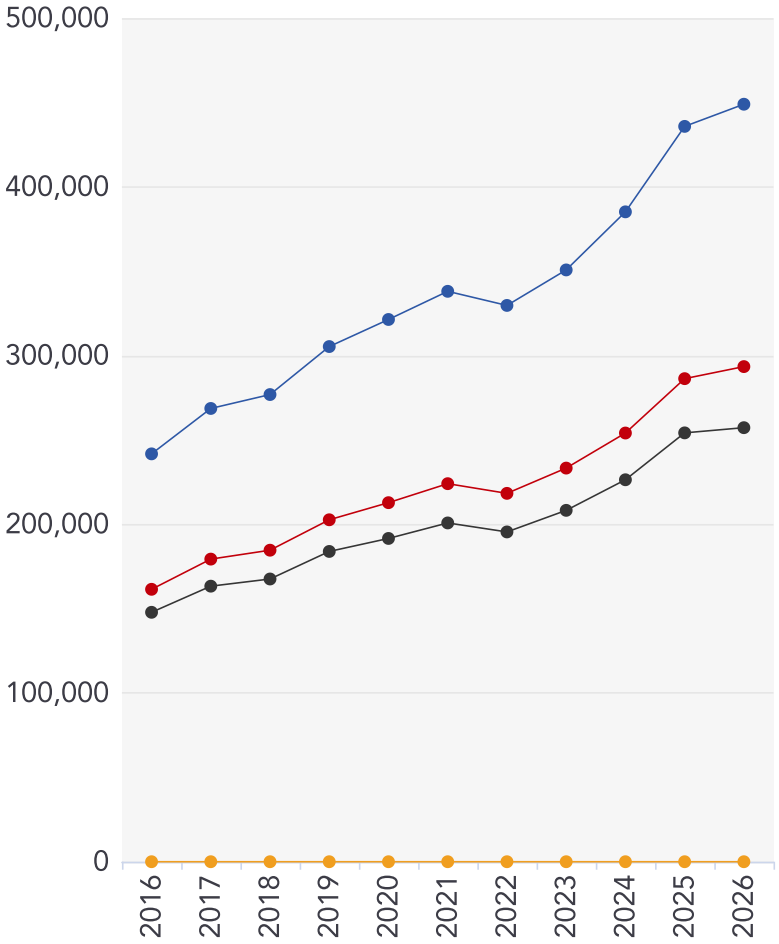
# EPC - Additional Data

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Semi-Detached |
| **Transaction Type:** | New dwelling |
| **Energy Tariff:** | Standard tariff |
| **Main Fuel:** | Electricity: electricity, unspecified tariff |
| **Flat Top Storey:** | No |
| **Top Storey:** | 0 |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Walls:** | Average thermal transmittance 0.25 W/m-Â¦K |
| **Walls Energy:** | Very Good |
| **Roof:** | Average thermal transmittance 0.14 W/m-Â¦K |
| **Roof Energy:** | Very Good |
| **Main Heating:** | Air source heat pump, radiators, electric |
| **Main Heating Controls:** | Time and temperature zone control |
| **Hot Water System:** | From main system |
| **Hot Water Energy Efficiency:** | Very Poor |
| **Lighting:** | Low energy lighting in all fixed outlets |
| **Floors:** | Average thermal transmittance 0.15 W/m-Â¦K |
| **Total Floor Area:** | 85 $m^2$ |

# Market
# House Price Statistics

10 Year History of Average House Prices by Property Type in NR16




Detached

**+85.73%**

Semi-Detached

**+81.75%**

Terraced

**+74.03%**

Flat

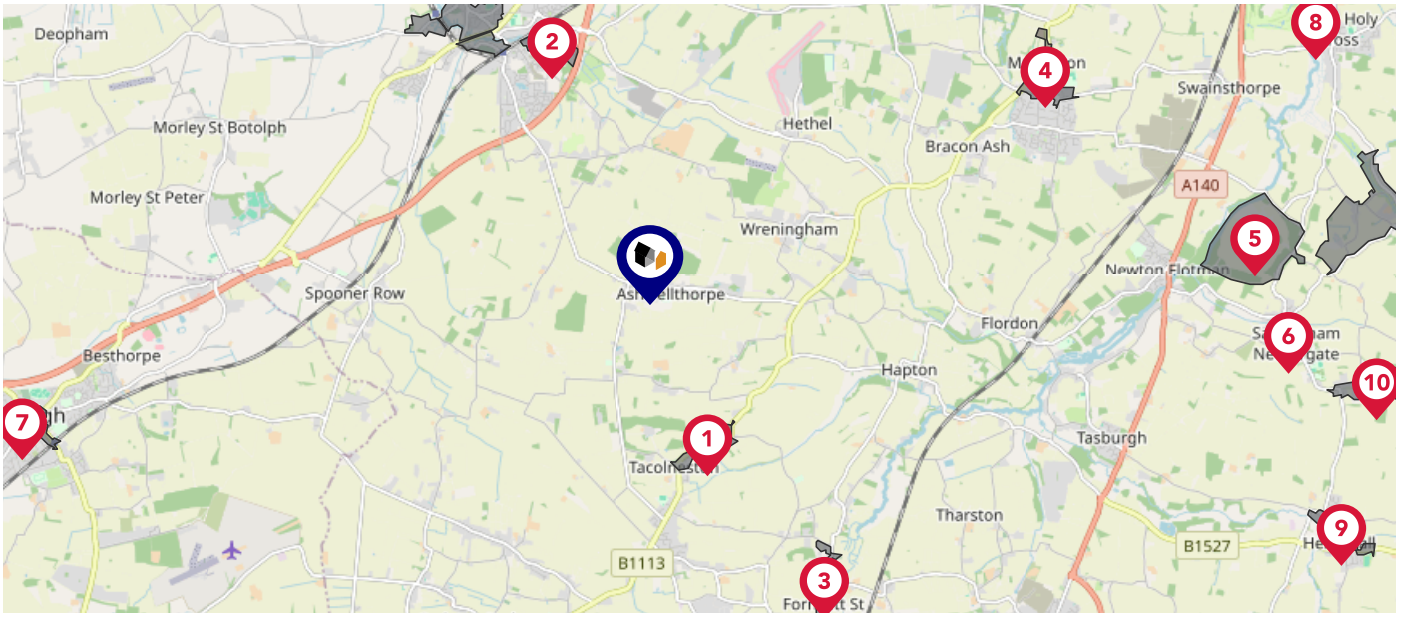
**+54.55%**



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# Maps
## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



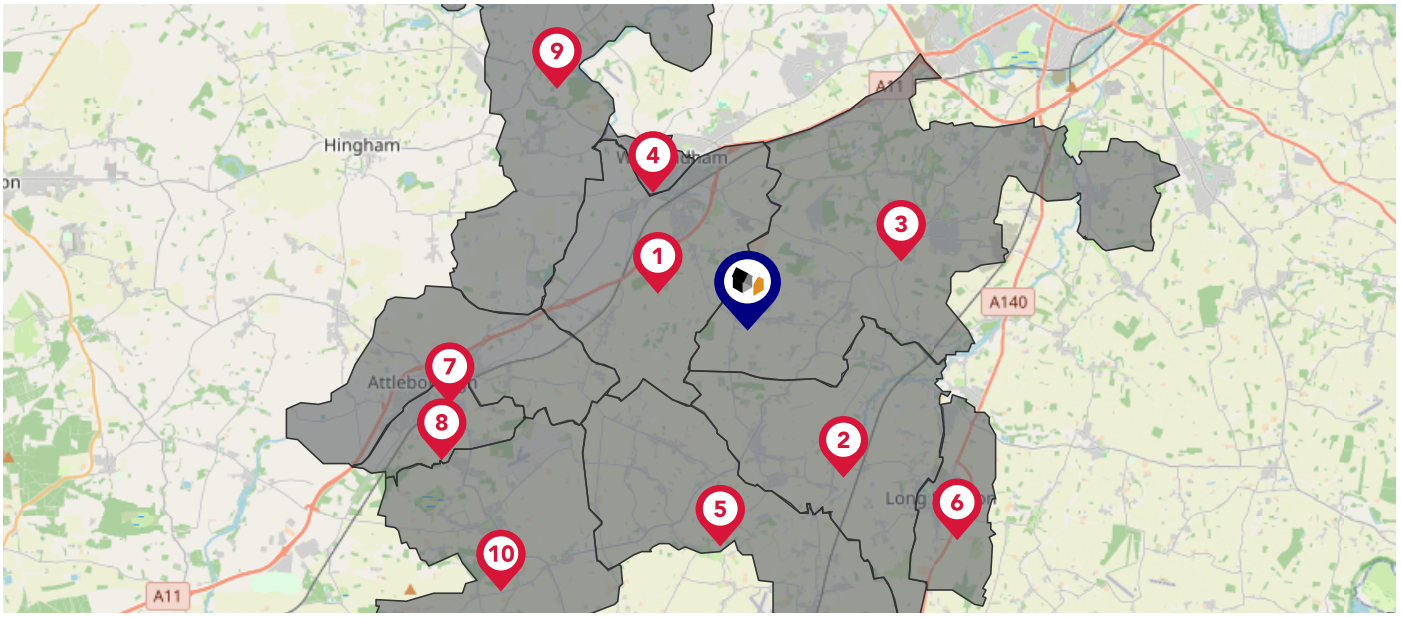

| Nearby Conservation Areas | |
|---|---|
| 1 | Tacolneston |
| 2 | Wymondham |
| 3 | Forncett |
| 4 | Mulbarton |
| 5 | Shotesham |
| 6 | Saxlingham Nethergate |
| 7 | Attleborough |
| 8 | Stoke Holy Cross |
| 9 | Hempnall |
| 10 | Saxlingham Green |



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# Maps
## Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



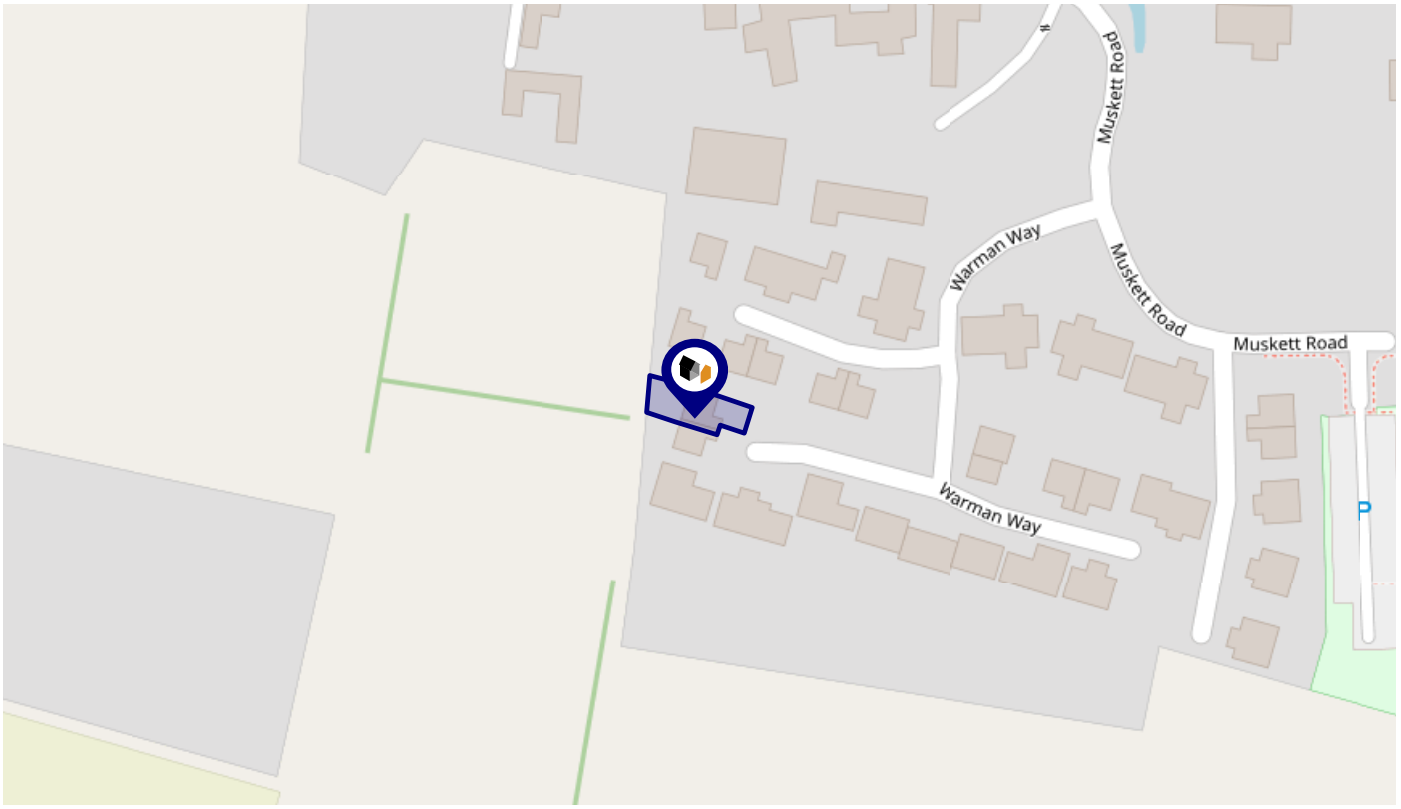

| Nearby Council Wards | |
|---|---|
| 1 | South Wymondham Ward |
| 2 | Forncett Ward |
| 3 | Mulbarton & Stoke Holy Cross Ward |
| 4 | Central Wymondham Ward |
| 5 | Bunwell Ward |
| 6 | Stratton Ward |
| 7 | Attleborough Queens & Besthorpe Ward |
| 8 | Attleborough Burgh & Haverscroft Ward |
| 9 | Wicklewood Ward |
| 10 | The Buckenhams & Banham Ward |



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# Maps
# Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...




## Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

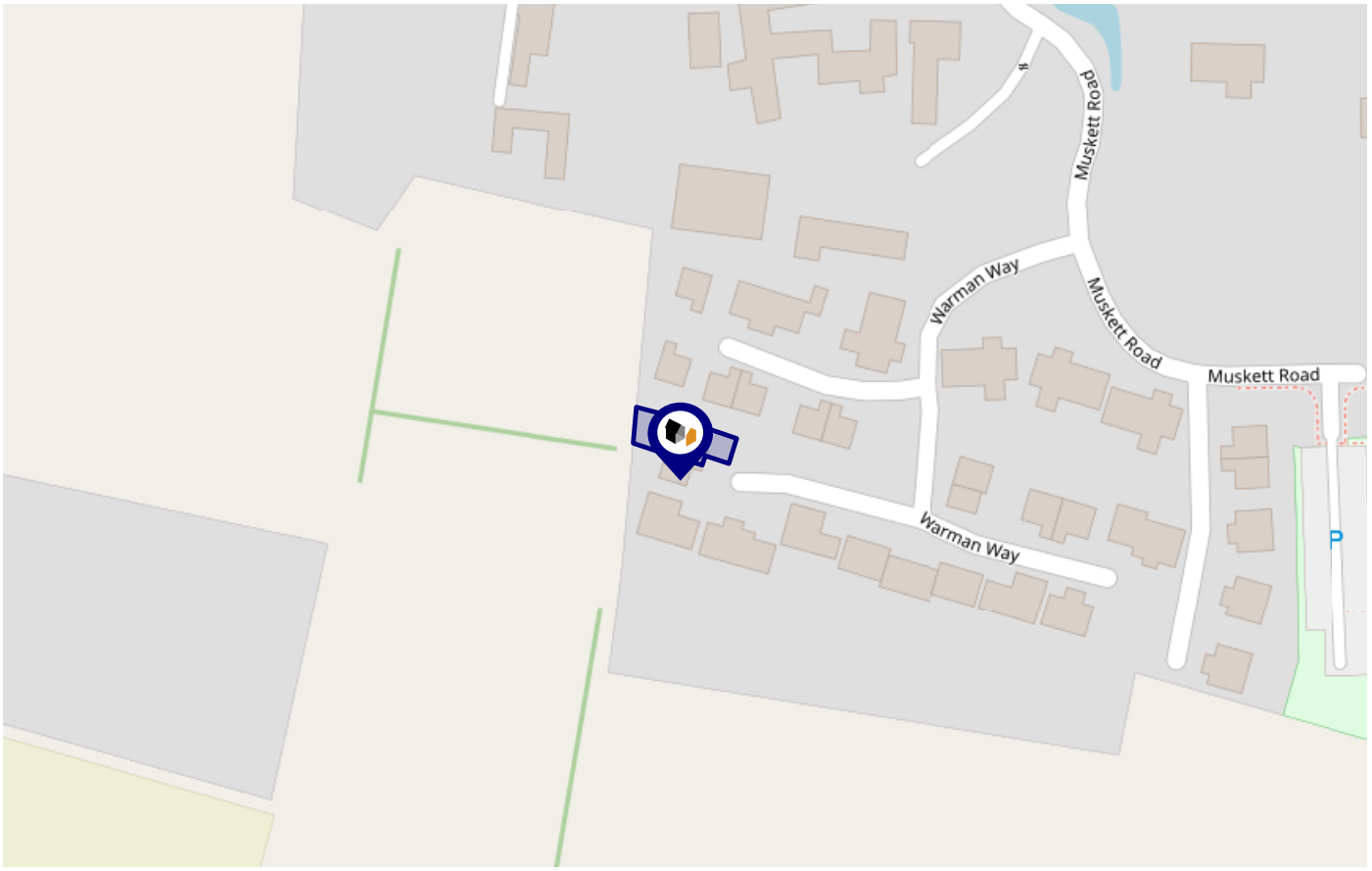
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | |
|---|---|
| 5 | 75.0+ dB |
| 4 | 70.0-74.9 dB |
| 3 | 65.0-69.9 dB |
| 2 | 60.0-64.9 dB |
| 1 | 55.0-59.9 dB |

# Flood Risk
## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

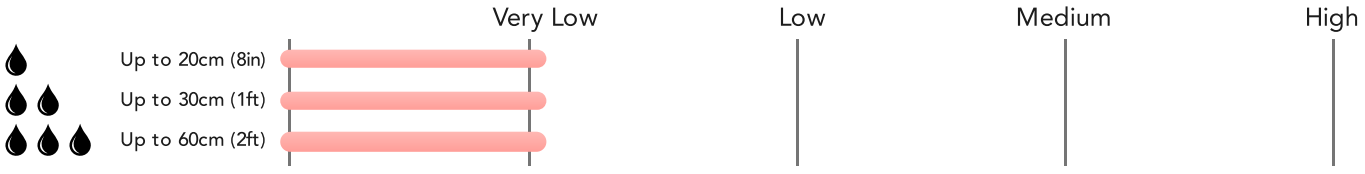



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

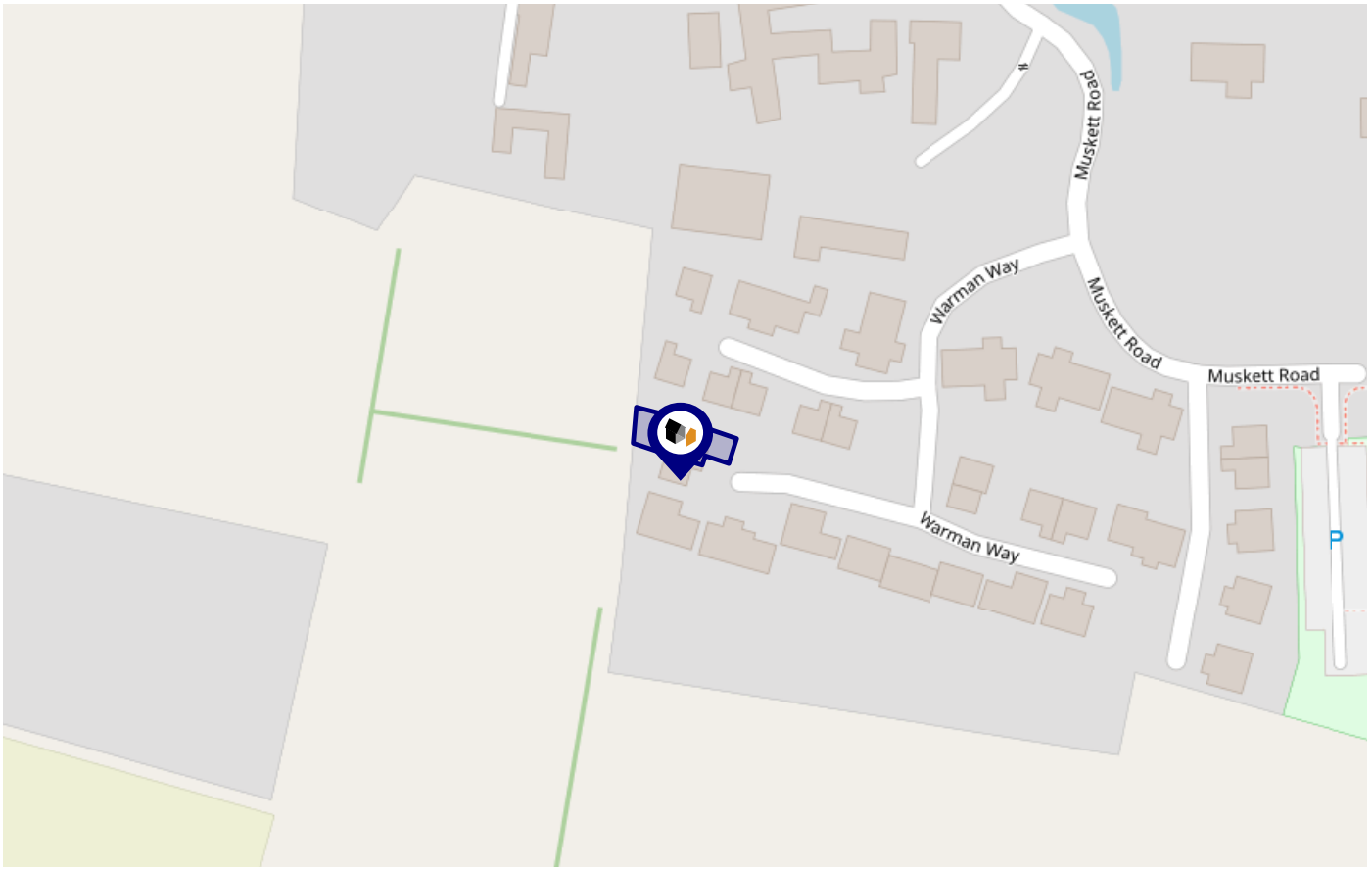





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# Flood Risk
## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.




Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

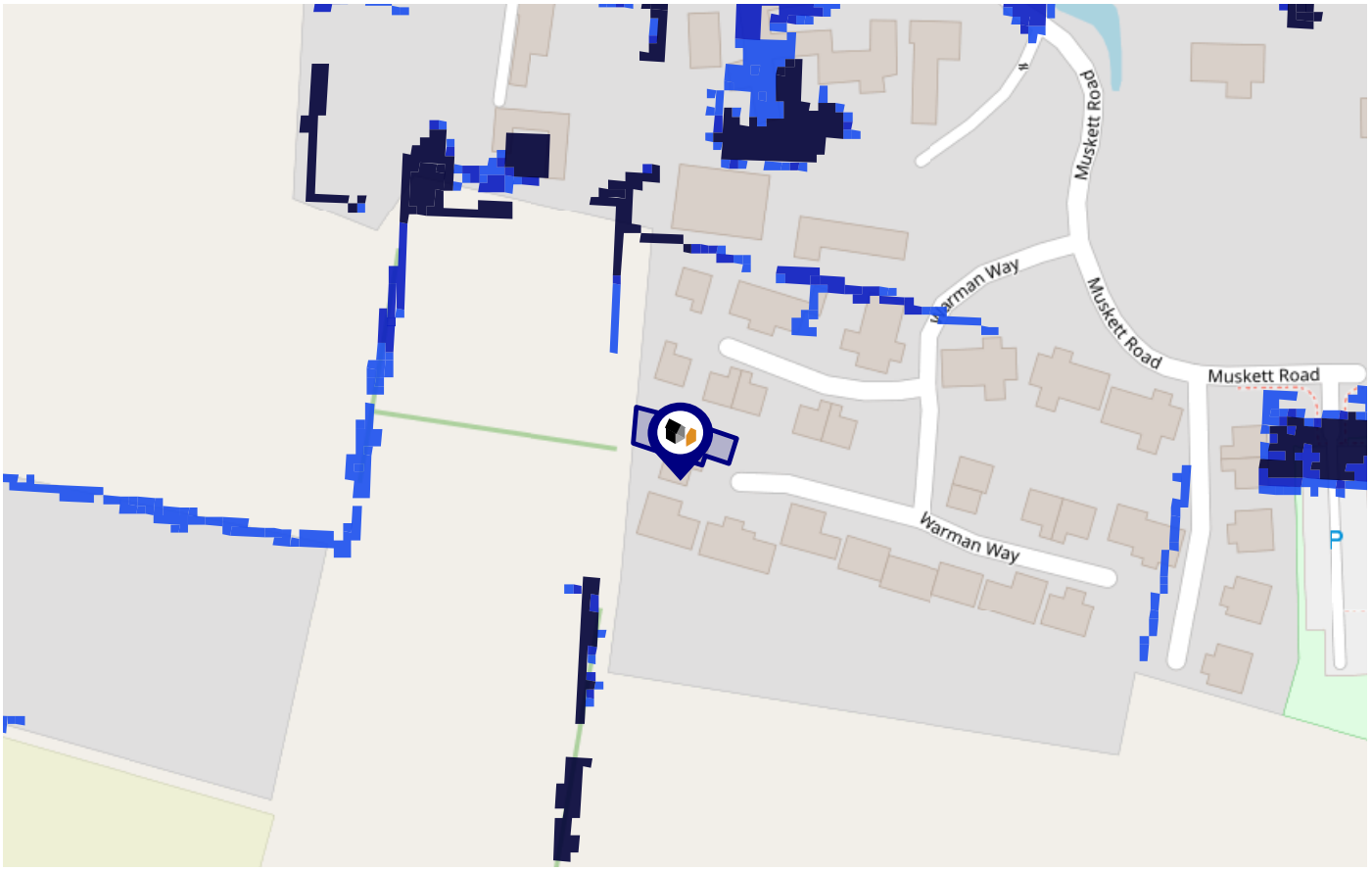





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# Flood Risk
## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

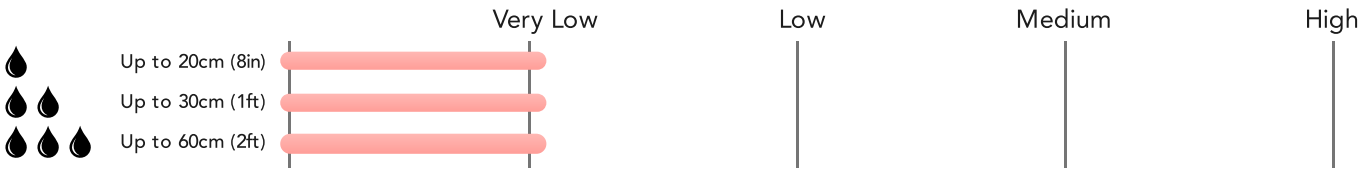



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

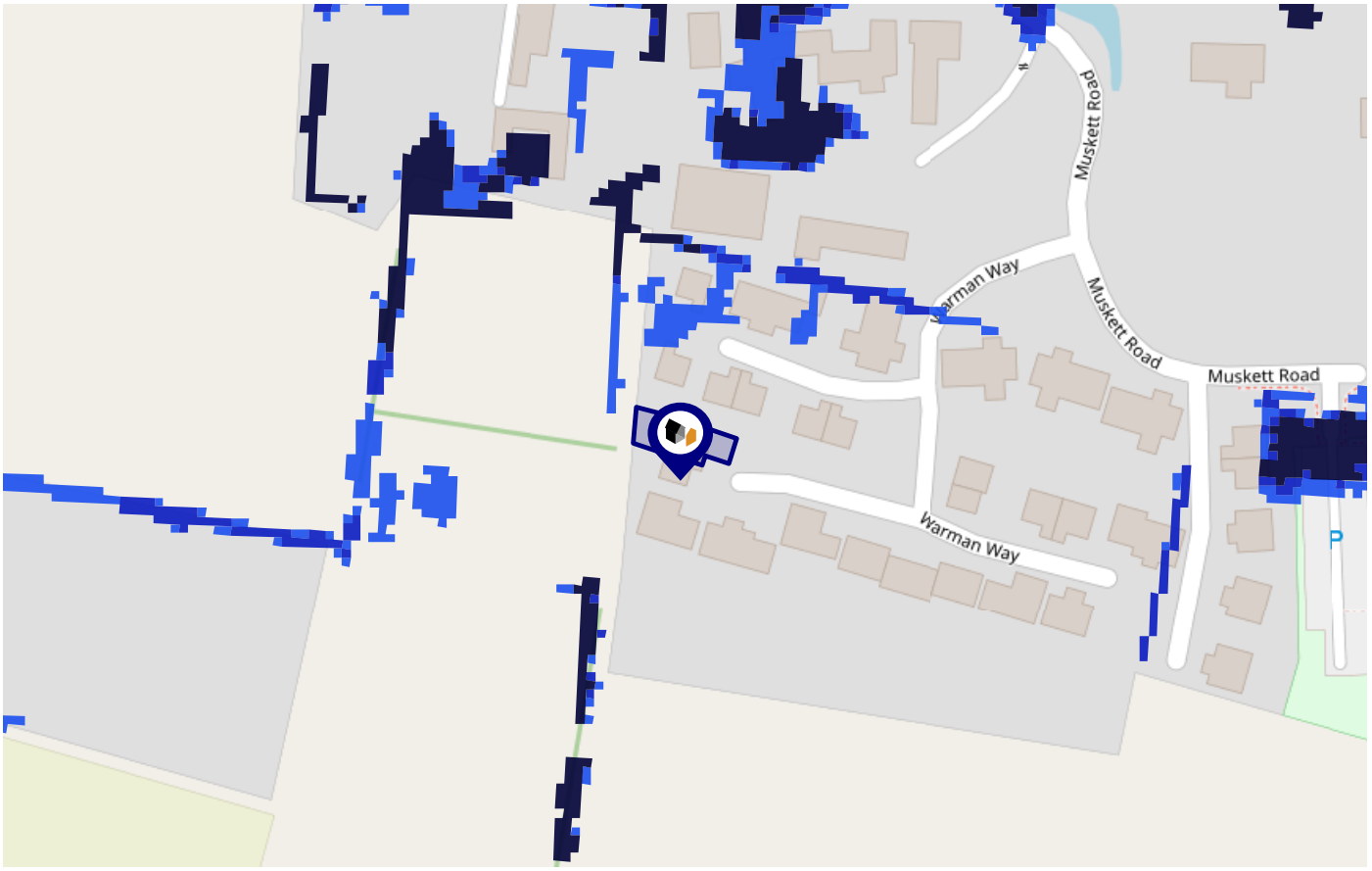





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# Flood Risk
## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.




Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:






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# Maps
# Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.




## Nearby Landfill Sites

| | | |
|---|---|---|
| 1 | Off B1135-Ashwellthorpe Road, Ashwellthorpe, Norfolk | Historic Landfill |
| 2 | Off stanfield Road-Off Stanfield Road, South Side Off Railway Line, Wymondham | Historic Landfill |
| 3 | Railway Cutting Running Under Bayes Lane-Bayes Lane, Forncett | Historic Landfill |
| 4 | Rightup Road-Silfield, Wymondham | Historic Landfill |
| 5 | Stayground Lane-Wymondham | Historic Landfill |
| 6 | Wymondham-Strayground Lane,,Wymondham,Norfolk | Historic Landfill |
| 7 | Strayground Lane-Wymondham, Norfolk | Historic Landfill |
| 8 | Thorn Wood-Valley Road, Tasburgh | Historic Landfill |
| 9 | High Oak-Wicklewood, Ketteringham, Norwich, Norfolk | Historic Landfill |
| 10 | Off B1135-Morningthorpe | Historic Landfill |



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# Maps
## Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

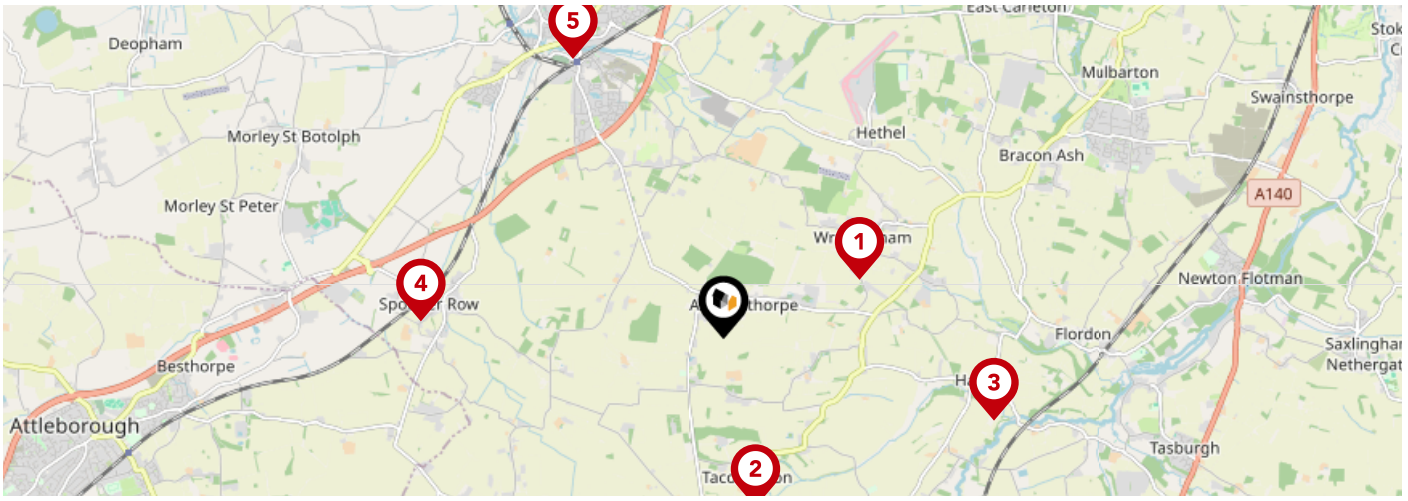



| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1 1170270 - Red Squirrels | Grade II | 0.1 miles |
| 2 1049675 - Peel Farmhouse | Grade II | 0.1 miles |
| 3 1049676 - Thatch Cottage | Grade II | 0.1 miles |
| 4 1170287 - Wood Farmhouse | Grade II | 0.1 miles |
| 5 1373561 - Wood House | Grade II | 0.1 miles |
| 6 1306144 - Wood Farm Cottages | Grade II | 0.1 miles |
| 7 1373017 - The Old Post Office | Grade II | 0.3 miles |
| 8 1306113 - Church Farmhouse | Grade II | 0.6 miles |
| 9 1049669 - Barn Immediately North Of Manor Farmhouse | Grade II | 0.6 miles |
| 10 1373560 - Hall Farmhouse | Grade II | 0.6 miles |



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# Area
# Schools

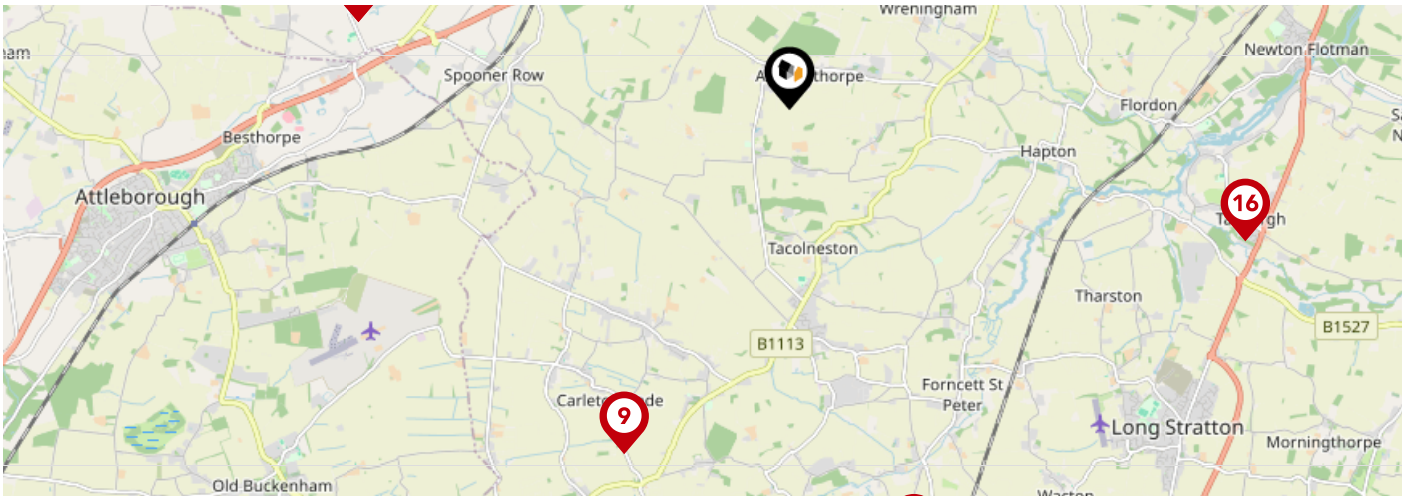



| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | **Wreningham VC Primary School**<br>Ofsted Rating: Outstanding \| Pupils: 108 \| Distance:1.34 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | **Tacolneston Church of England Primary Academy**<br>Ofsted Rating: Good \| Pupils: 90 \| Distance:1.54 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 3 | **Hapton Church of England Voluntary Aided Primary School**<br>Ofsted Rating: Requires improvement \| Pupils: 24 \| Distance:2.54 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 4 | **Spooner Row Primary School**<br>Ofsted Rating: Good \| Pupils: 103 \| Distance:2.74 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 | **Browick Road Primary and Nursery School**<br>Ofsted Rating: Outstanding \| Pupils: 253 \| Distance:2.88 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 6 | **Bunwell Primary School**<br>Ofsted Rating: Requires improvement \| Pupils: 91 \| Distance:3.1 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 | **Wymondham High Academy**<br>Ofsted Rating: Good \| Pupils: 1602 \| Distance:3.28 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 8 | **Forncett St Peter Church of England Voluntary Aided Primary School**<br>Ofsted Rating: Outstanding \| Pupils: 93 \| Distance:3.43 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# Schools

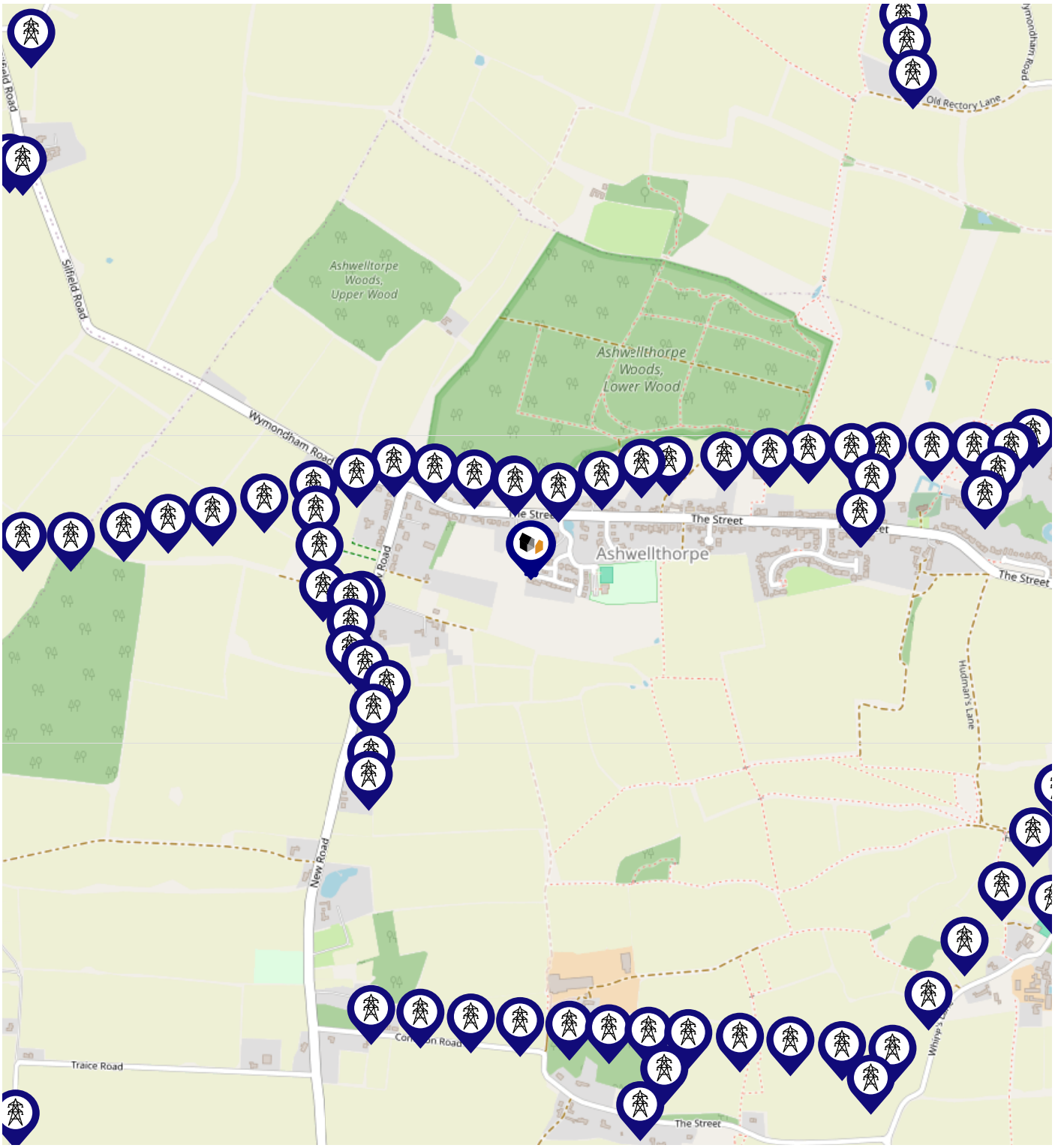



| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 9 | **Carleton Rode Church of England Voluntary Aided Primary School**<br>Ofsted Rating: Requires improvement \| Pupils: 57 \| Distance:3.44 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 10 | **Ashleigh Primary School and Nursery, Wymondham**<br>Ofsted Rating: Outstanding \| Pupils: 479 \| Distance:3.46 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 11 | **Robert Kett Primary School**<br>Ofsted Rating: Requires improvement \| Pupils: 567 \| Distance:3.48 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 12 | **Wymondham College Prep School**<br>Ofsted Rating: Outstanding \| Pupils: 334 \| Distance:3.98 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 13 | **Wymondham College**<br>Ofsted Rating: Outstanding \| Pupils: 1434 \| Distance:3.98 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 14 | **Mulbarton Primary School**<br>Ofsted Rating: Good \| Pupils: 409 \| Distance:4.01 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 15 | **Aslacton Primary School**<br>Ofsted Rating: Good \| Pupils: 75 \| Distance:4.18 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 16 | **Preston Church of England Voluntary Controlled Primary School**<br>Ofsted Rating: Good \| Pupils: 125 \| Distance:4.28 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Local Area
# Masts & Pylons



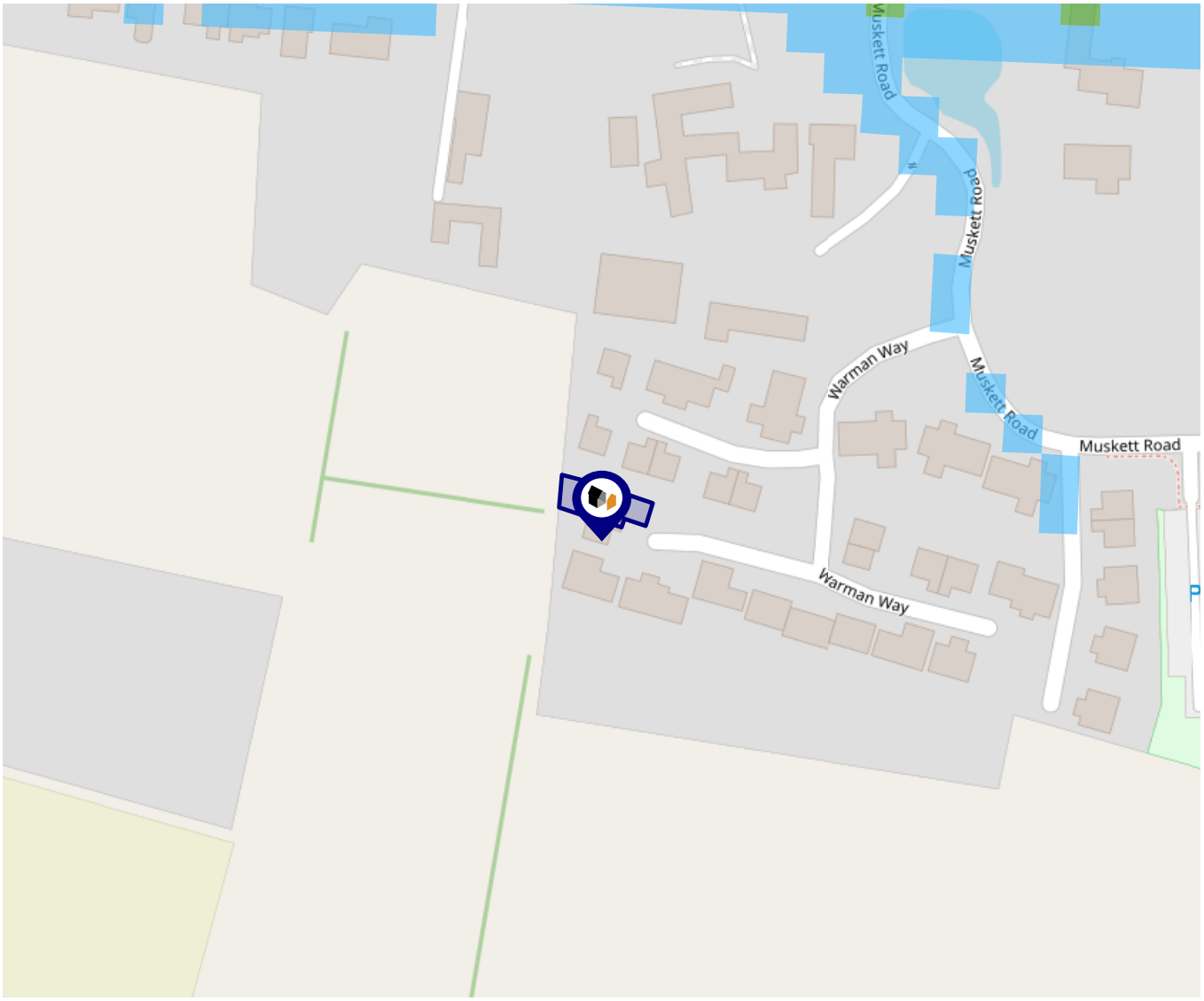

**Key:**

- Power Pylons
- Communication Masts



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# Local Area
# Road Noise



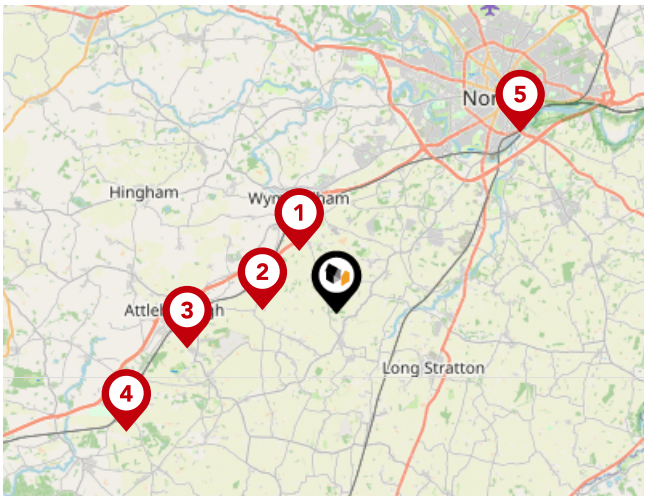

The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



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# Area
# Transport (National)

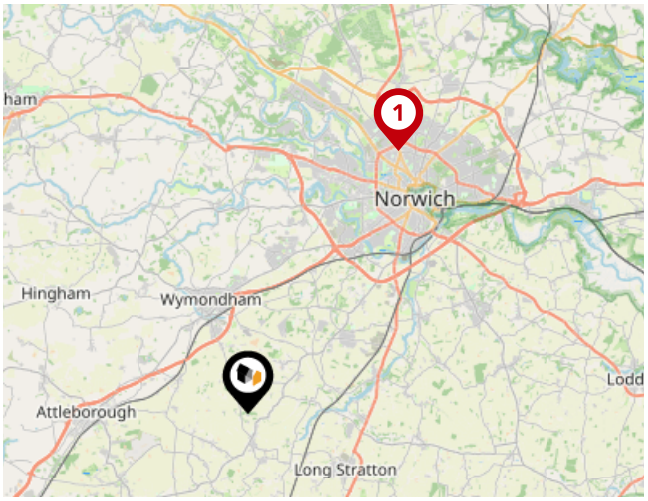



## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Wymondham Rail Station | 2.59 miles |
| 2 | Spooner Row Rail Station | 2.67 miles |
| 3 | Attleborough Rail Station | 5.51 miles |
| 4 | Eccles Road Rail Station | 8.71 miles |
| 5 | Norwich Rail Station | 9.24 miles |

## Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.




## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Norwich International Airport | 10.85 miles |



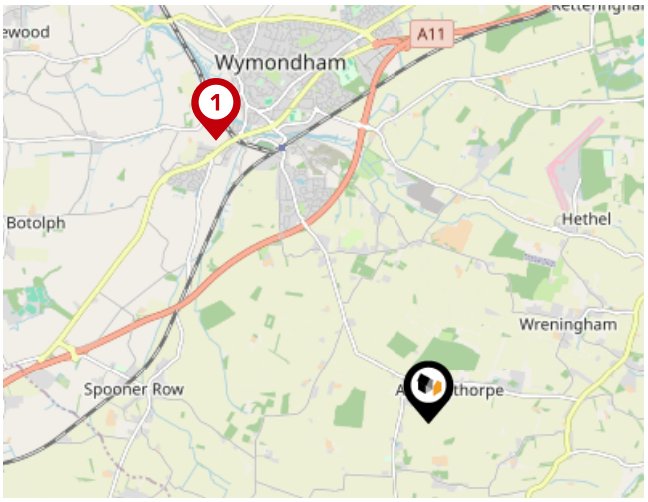
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# Area
# Transport (Local)



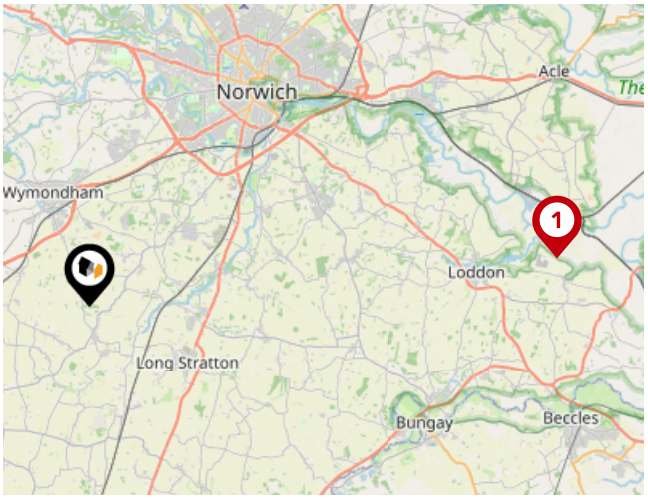

## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | New Road | 0.22 miles |
| 2 | White Horse | 0.23 miles |
| 3 | village shop | 0.38 miles |
| 4 | village shop | 0.42 miles |
| 5 | Church Lane | 1.28 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Wymondham Abbey (Mid Norfolk Railway) | 3.2 miles |




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Reedham Ferry North | 16.9 miles |



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## 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.

# Whittley Parish | Attleborough
# Testimonials

## 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 Whitley 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.

/whittleyparishmanagementltd

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# Whittley Parish | Attleborough
## Data Quality

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.

Powered by sprift
Know any property instantly

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