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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th June 2024



BURY ROAD, HOPTON, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

<https://www.whittleyparish.com/>





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,034 ft ² / 189 m ²		
Plot Area:	0.23 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,615		
Title Number:	SK129231		

Local Area

Local Authority:	West suffolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

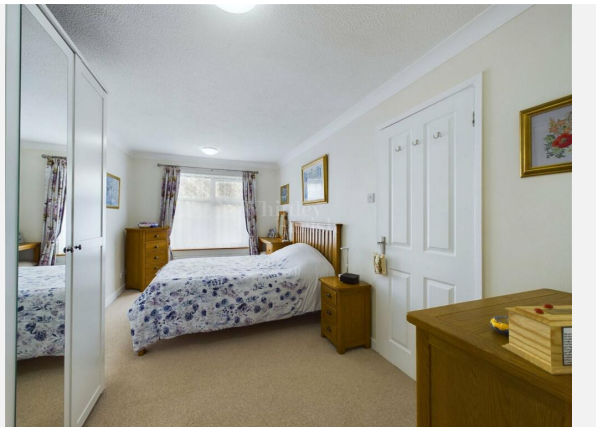
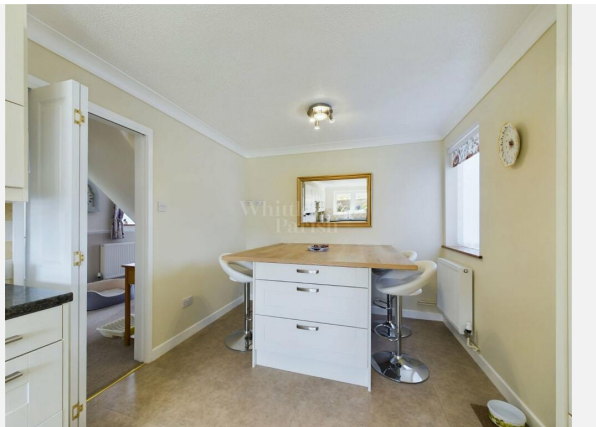
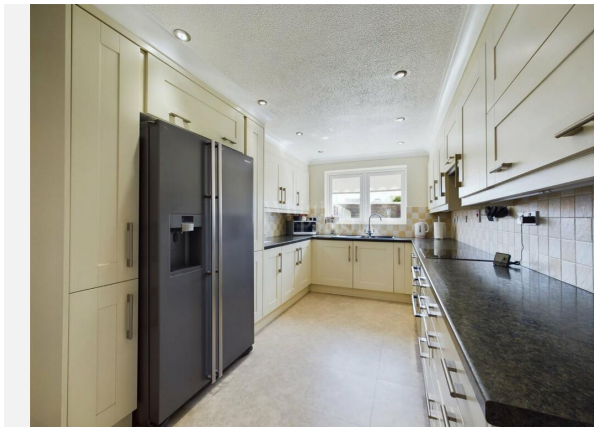
6 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

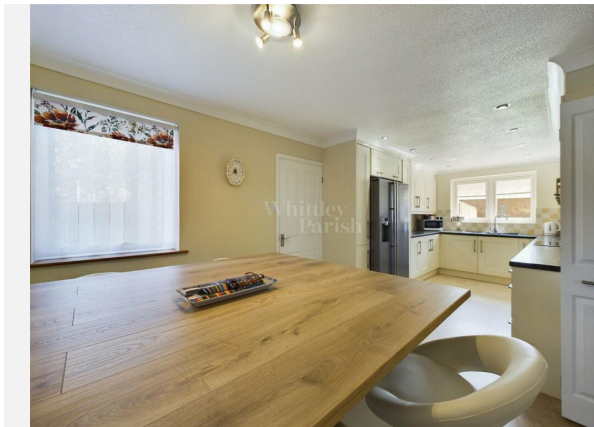


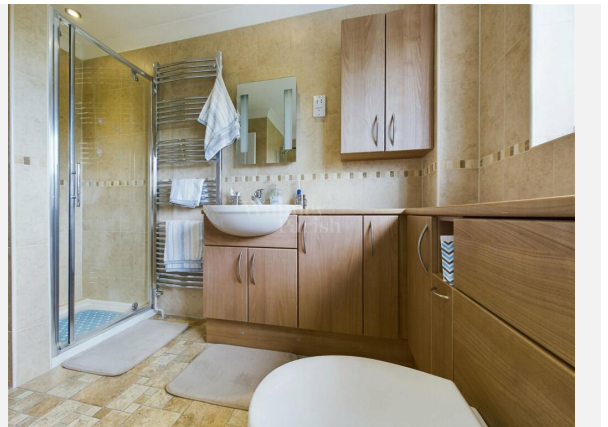
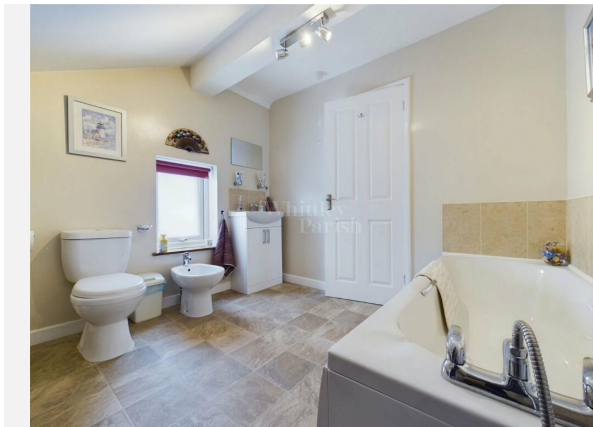
Satellite/Fibre TV Availability:





Gallery Photos



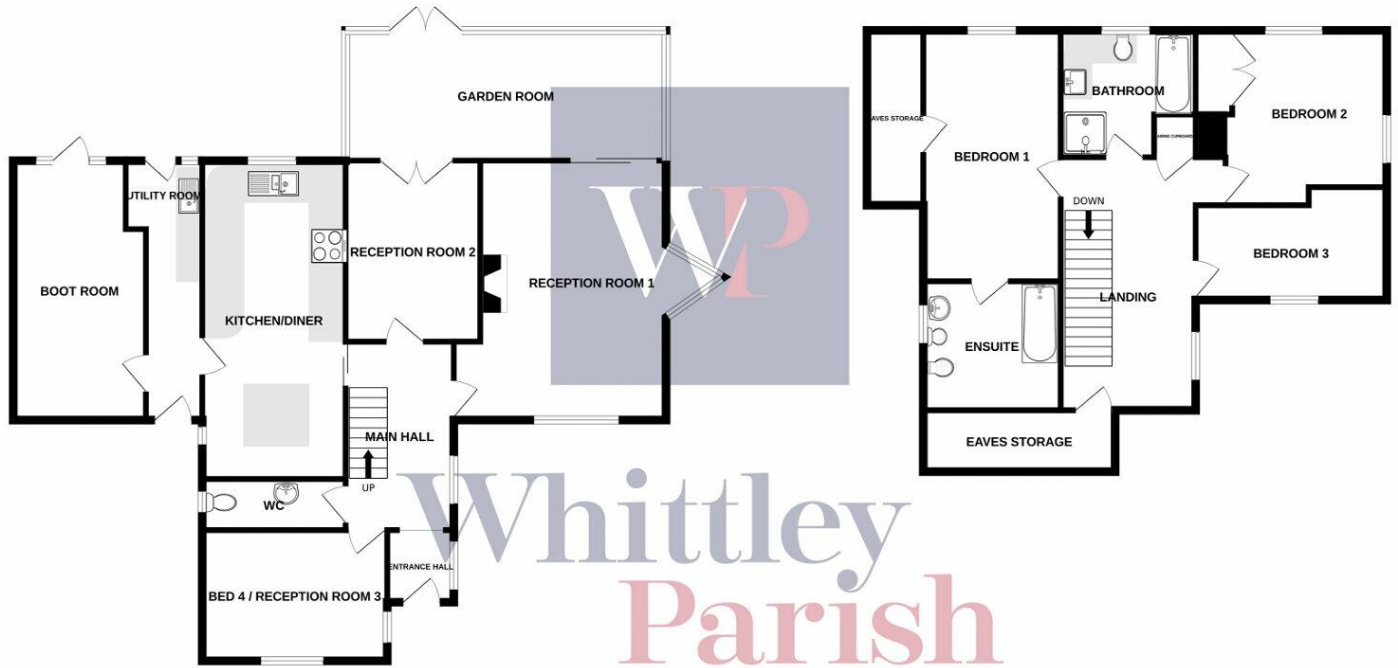




BURY ROAD, HOPTON, DISS, IP22

GROUND FLOOR
1255 sq.ft. (116.6 sq.m.) approx.

1ST FLOOR
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bury Road, Hopton, IP22

Energy rating

C

Valid until 22.05.2033

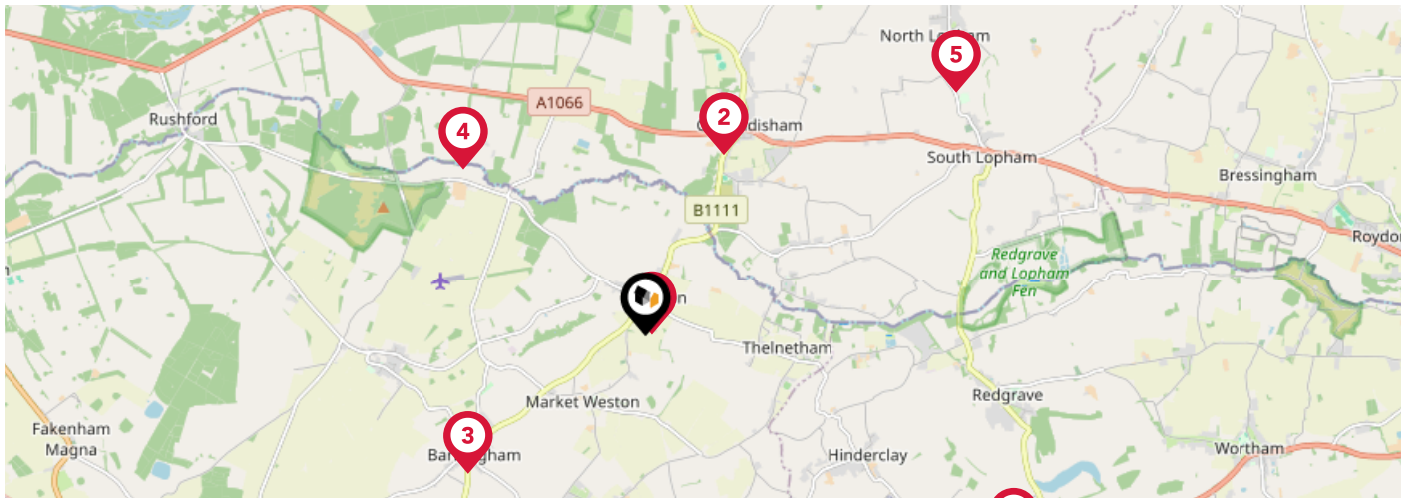
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

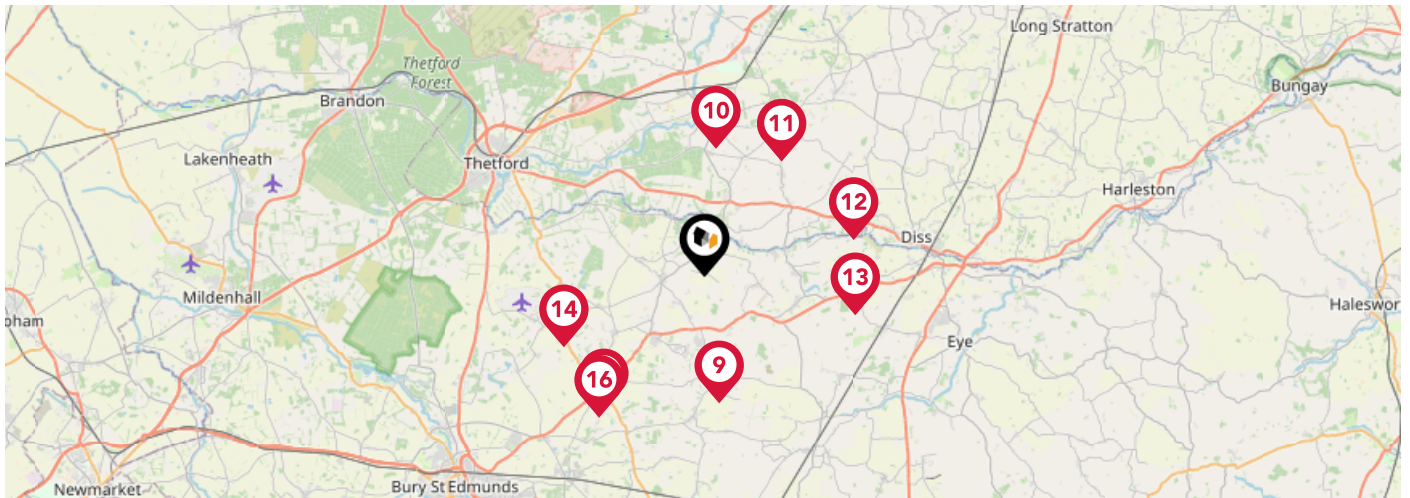
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
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:	189 m ²

Area Schools



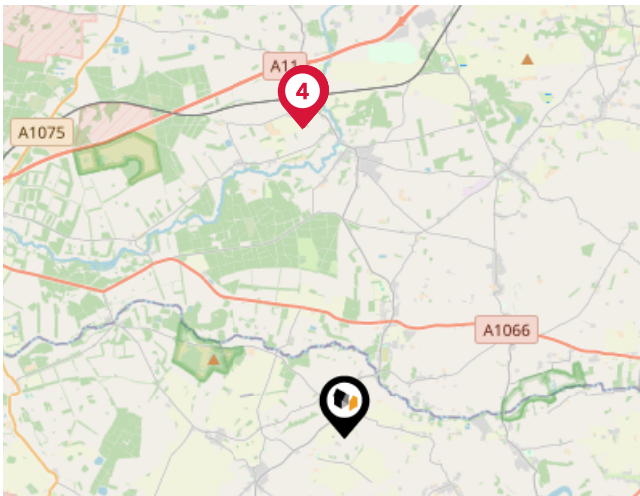
	Nursery	Primary	Secondary	College	Private
<p>1 Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:0.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Garboldisham Church of England Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:1.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:2.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Riddlesworth Hall School Ofsted Rating: Not Rated Pupils: 111 Distance:2.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Good Pupils: 57 Distance:3.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Stanton Community Primary School Ofsted Rating: Good Pupils: 228 Distance:3.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 172 Distance:3.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Bardwell Church of England Primary School Ofsted Rating: Good Pupils: 56 Distance:4.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



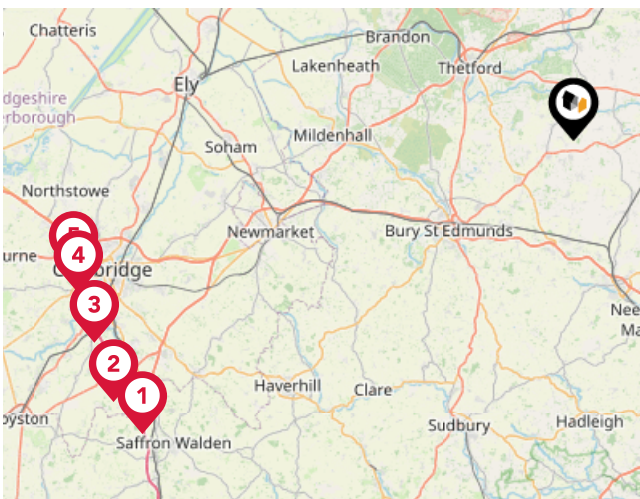
		Nursery	Primary	Secondary	College	Private
	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 130 Distance:4.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 234 Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kenninghall Primary School Ofsted Rating: Good Pupils: 80 Distance:5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bressingham Primary School Ofsted Rating: Good Pupils: 123 Distance:5.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wortham Primary School Ofsted Rating: Outstanding Pupils: 101 Distance:5.64	<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: 187 Distance:5.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Set Ixworth School Ofsted Rating: Good Pupils: 302 Distance:6.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ixworth Church of England Primary School Ofsted Rating: Good Pupils: 146 Distance:6.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



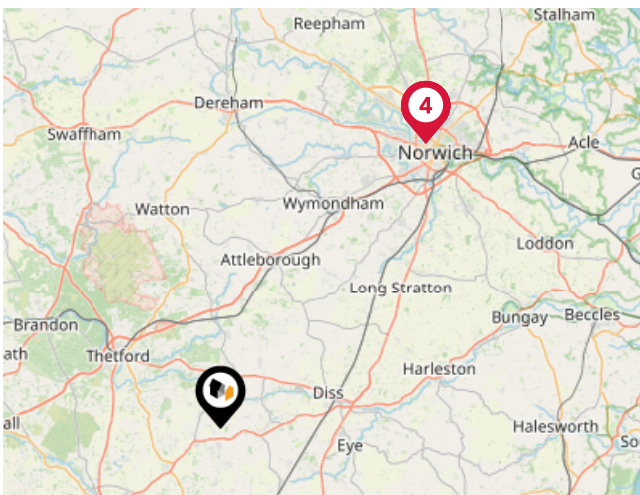
National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	5.67 miles
2	Harling Road Rail Station	5.67 miles
3	Harling Road Rail Station	5.67 miles
4	Harling Road Rail Station	5.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	37.95 miles
2	M11 J10	38.42 miles
3	M11 J11	37.83 miles
4	M11 J13	37.59 miles
5	M11 J14	37.59 miles

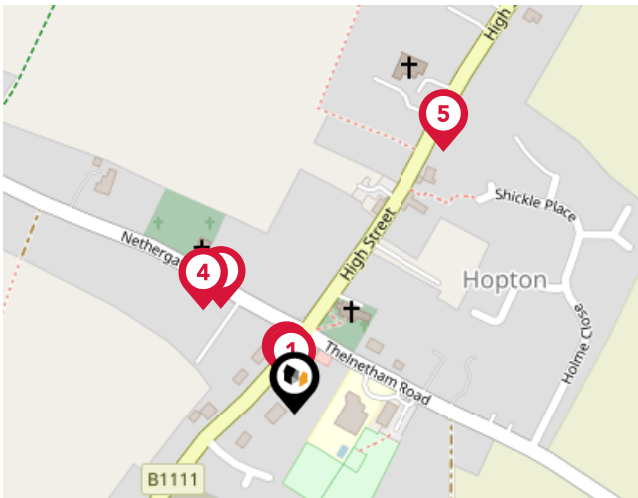


Airports/Helipads

Pin	Name	Distance
1	International Airport	25.28 miles
2	Norwich International Airport	25.28 miles
3	Airport Passenger Terminal	25.33 miles
4	Norwich International Airport	25.33 miles

Area

Transport (Local)



Bus Stops/Stations

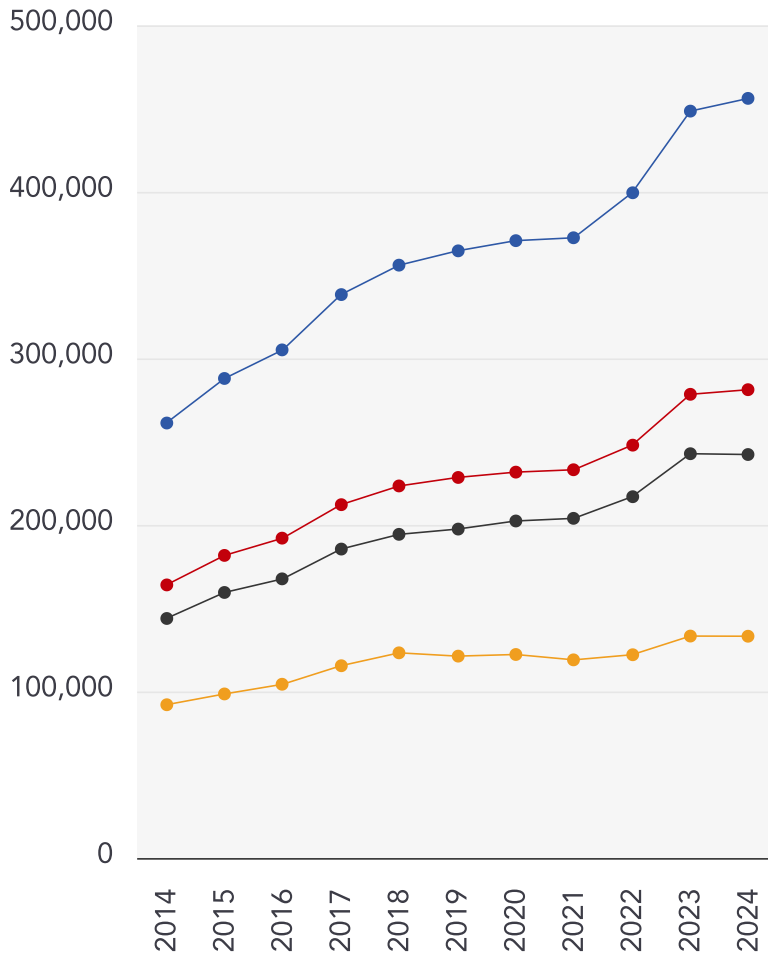
Pin	Name	Distance
1	Post Office	0.01 miles
2	Post Office	0.02 miles
3	Methodist Church	0.07 miles
4	Methodist Church	0.08 miles
5	Chapel	0.17 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP22



Detached

+74.63%

Semi-Detached

+71.48%

Terraced

+68.43%

Flat

+44.68%



Whittley Parish | Diss

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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