

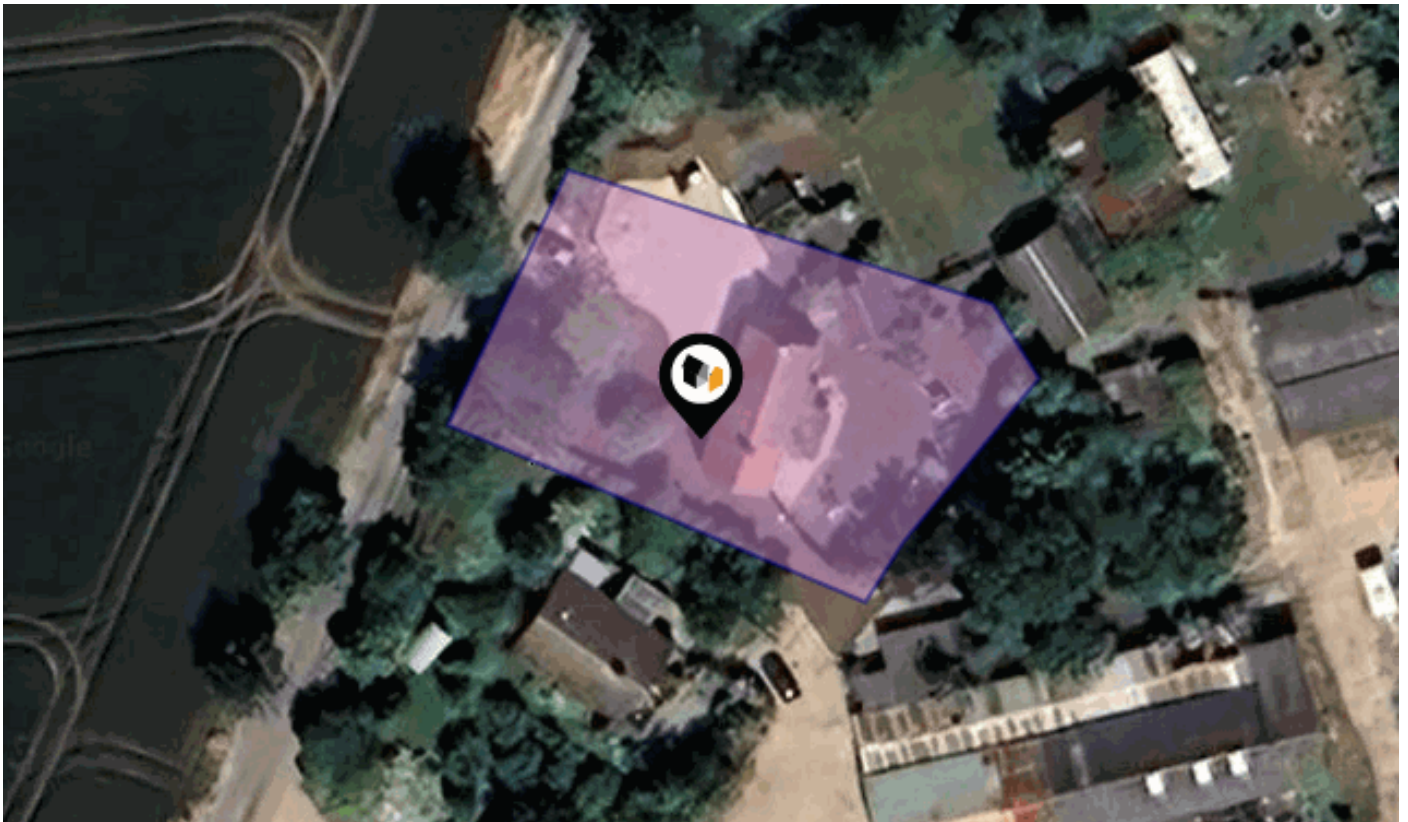


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st June 2024



BADINGHAM ROAD, LAXFIELD, WOODBRIDGE, IP13

Whittley Parish | Diss

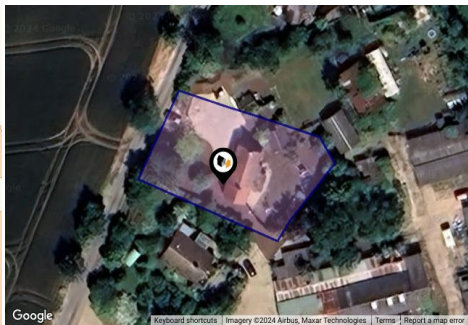
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,463 ft ² / 136 m ²		
Plot Area:	0.25 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,111		
Title Number:	SK385475		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

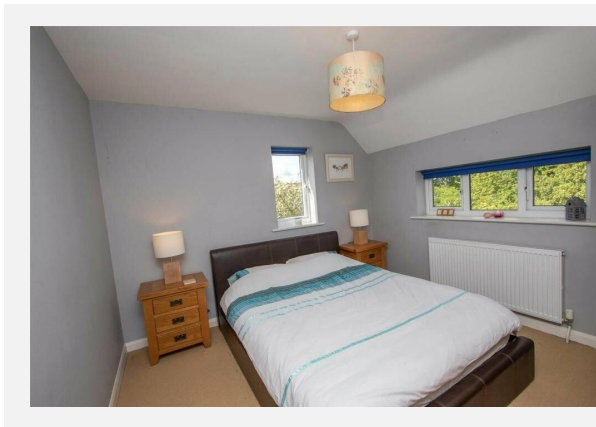
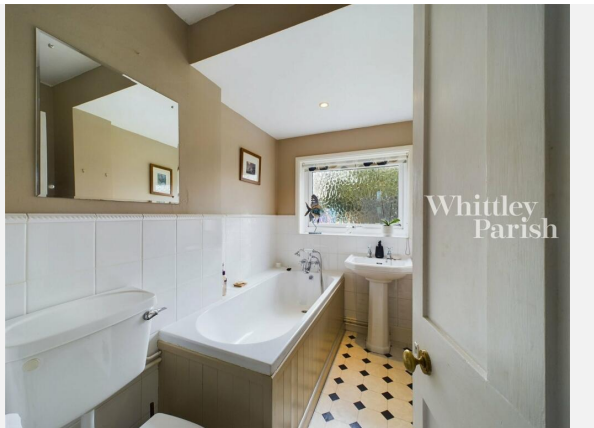


Satellite/Fibre TV Availability:

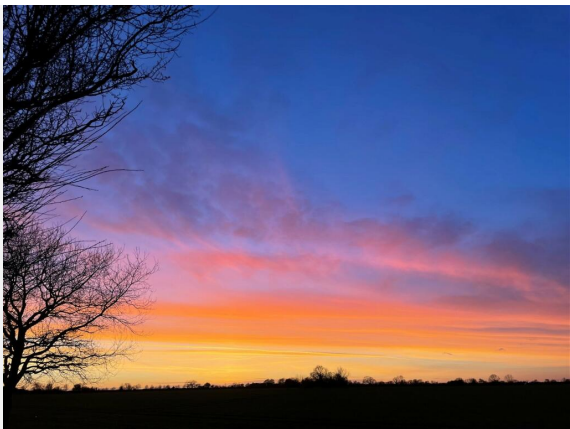
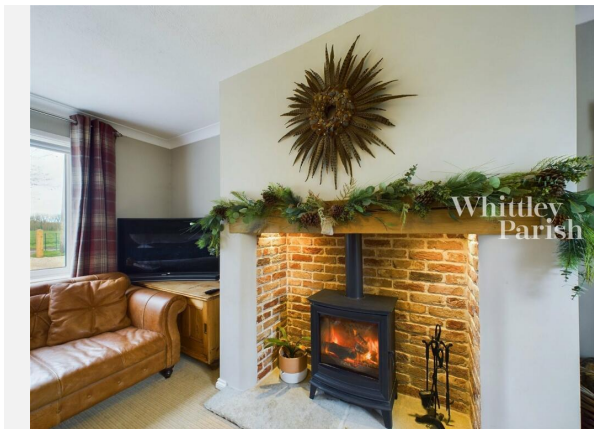


Gallery Photos





Gallery Photos





BADINGHAM ROAD, LAXFIELD, WOODBRIDGE, IP13



Floor 0



Floor 1



Approximate total area¹
1468.41 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Badingham Road, Laxfield, IP13

Energy rating

D

Valid until 13.09.2027

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

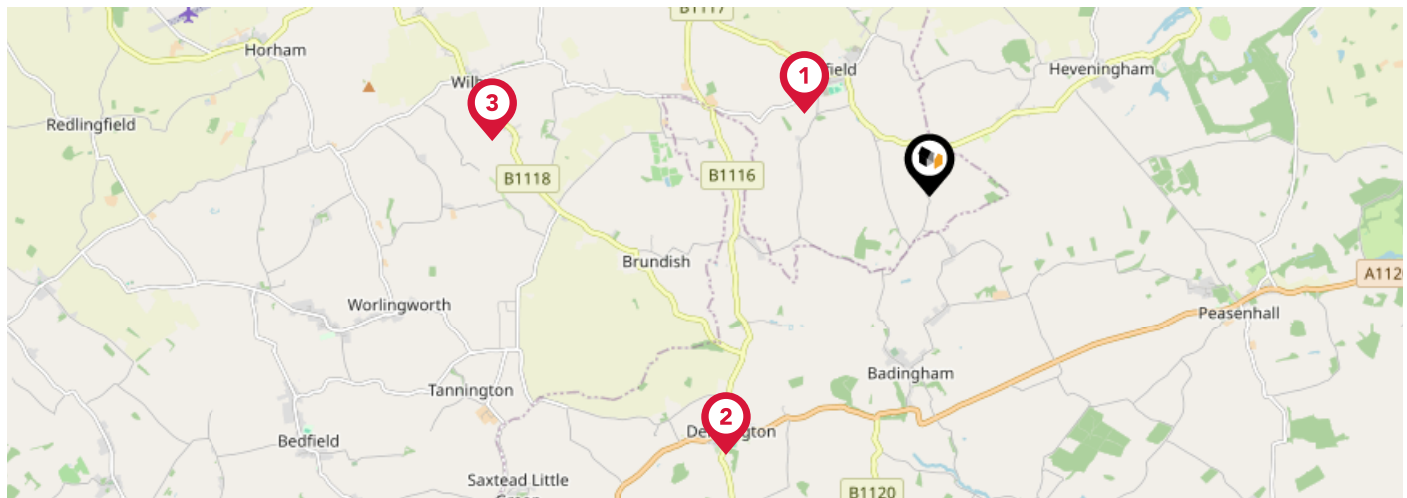
Property

EPC - Additional Data



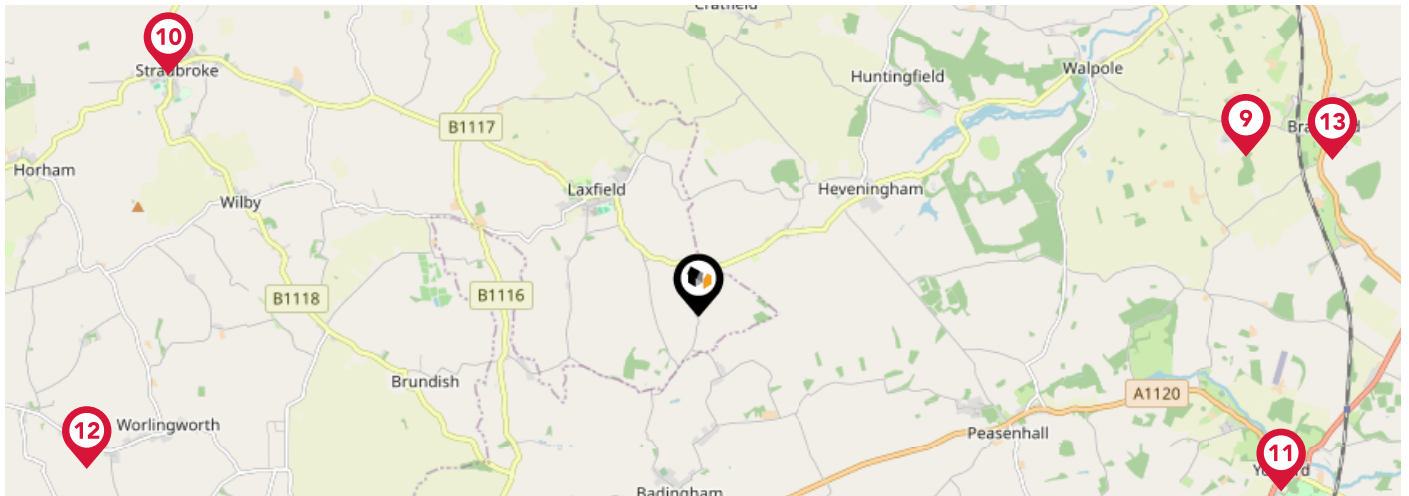
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	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, 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 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	136 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 All Saints Church of England Primary School, Laxfield</p> <p>Ofsted Rating: Outstanding Pupils: 114 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Dennington Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 67 Distance:2.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Wilby Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 87 Distance:4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Framlingham College</p> <p>Ofsted Rating: Not Rated Pupils: 656 Distance:4.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Thomas Mills High School</p> <p>Ofsted Rating: Inadequate Pupils: 1159 Distance:4.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Fressingfield Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 136 Distance:4.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Framlingham Sir Robert Hitcham's Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Good Pupils: 339 Distance:5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Stradbroke High School</p> <p>Ofsted Rating: Good Pupils: 319 Distance:5.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Bramfield House School Ofsted Rating: Good Pupils: 76 Distance:5.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:5.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Yoxford & Peasehall Primary Academy Ofsted Rating: Good Pupils: 80 Distance:5.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 70 Distance:5.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Bramfield Church of England Primary School Ofsted Rating: Good Pupils: 92 Distance:5.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Bedfield Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 45 Distance:6.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Kelsale Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 159 Distance:6.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Edgar Sewter Community Primary School Ofsted Rating: Requires Improvement Pupils: 307 Distance:6.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

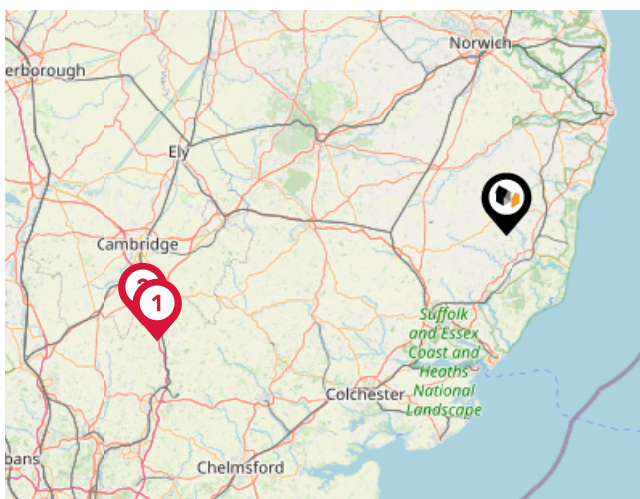
Area

Transport (National)



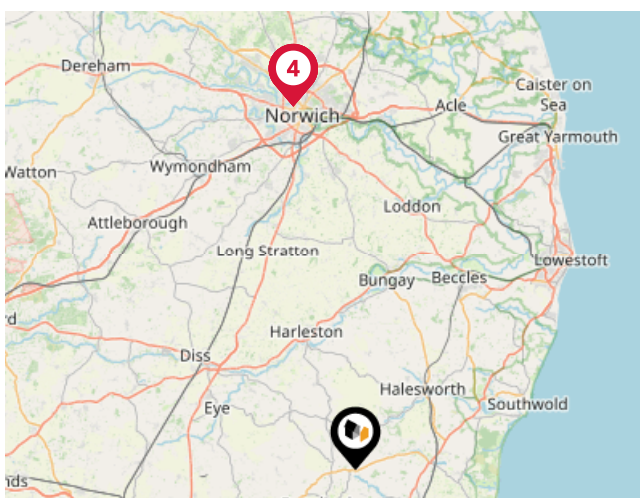
National Rail Stations

Pin	Name	Distance
1	Halesworth Rail Station	6.48 miles
2	Entrance1	6.48 miles
3	Entrance2	6.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	53.18 miles
2	M11 J10	54.48 miles



Airports/Helipads

Pin	Name	Distance
1	Airport Passenger Terminal	26.69 miles
2	Norwich International Airport	26.69 miles
3	International Airport	26.68 miles
4	Norwich International Airport	26.68 miles

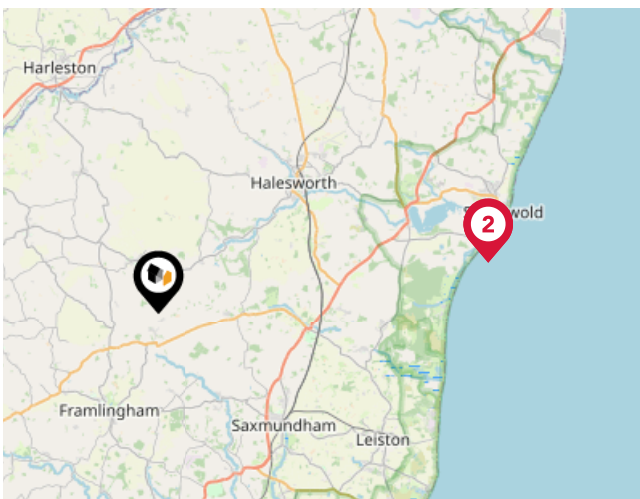
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Threeways	0.03 miles
2	Rowe's Hill	0.04 miles
3	Rowe's Hill	0.06 miles
4	Post Box	0.83 miles
5	Post Box	0.83 miles



Ferry Terminals

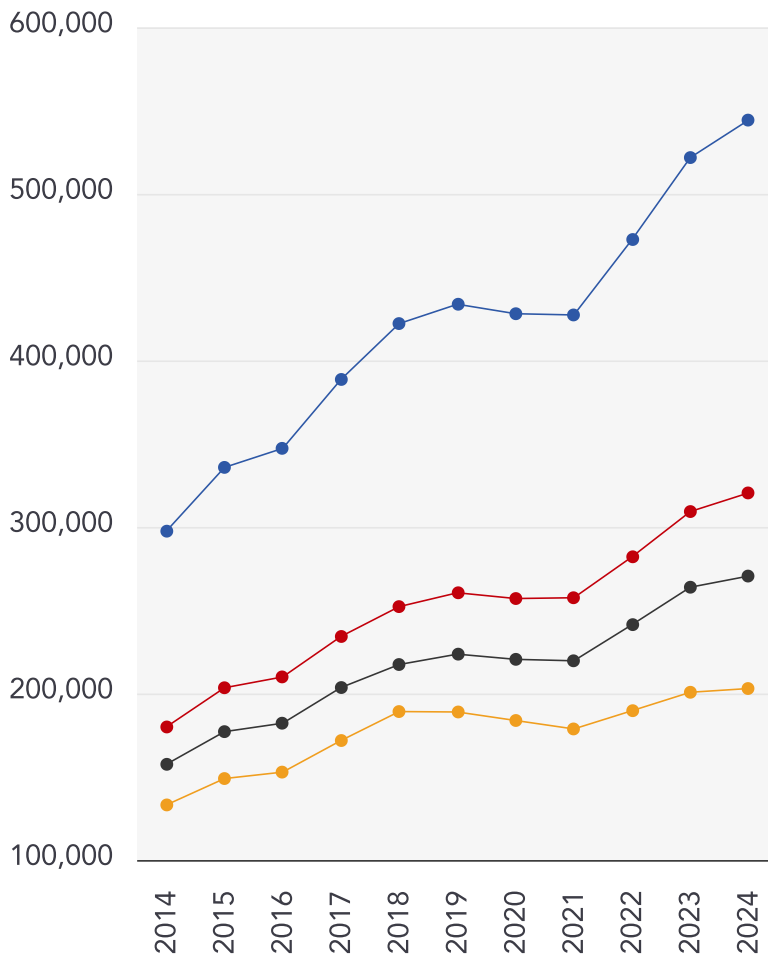
Pin	Name	Distance
1	Walberswick Ferry Landing	12.1 miles
2	Walberswick Ferry Landing	12.1 miles
3	Southwold Ferry Landing	12.12 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP13



Detached

+82.97%

Semi-Detached

+78.11%

Terraced

+71.77%

Flat

+52.51%



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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4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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



Valuation Office
Agency

