

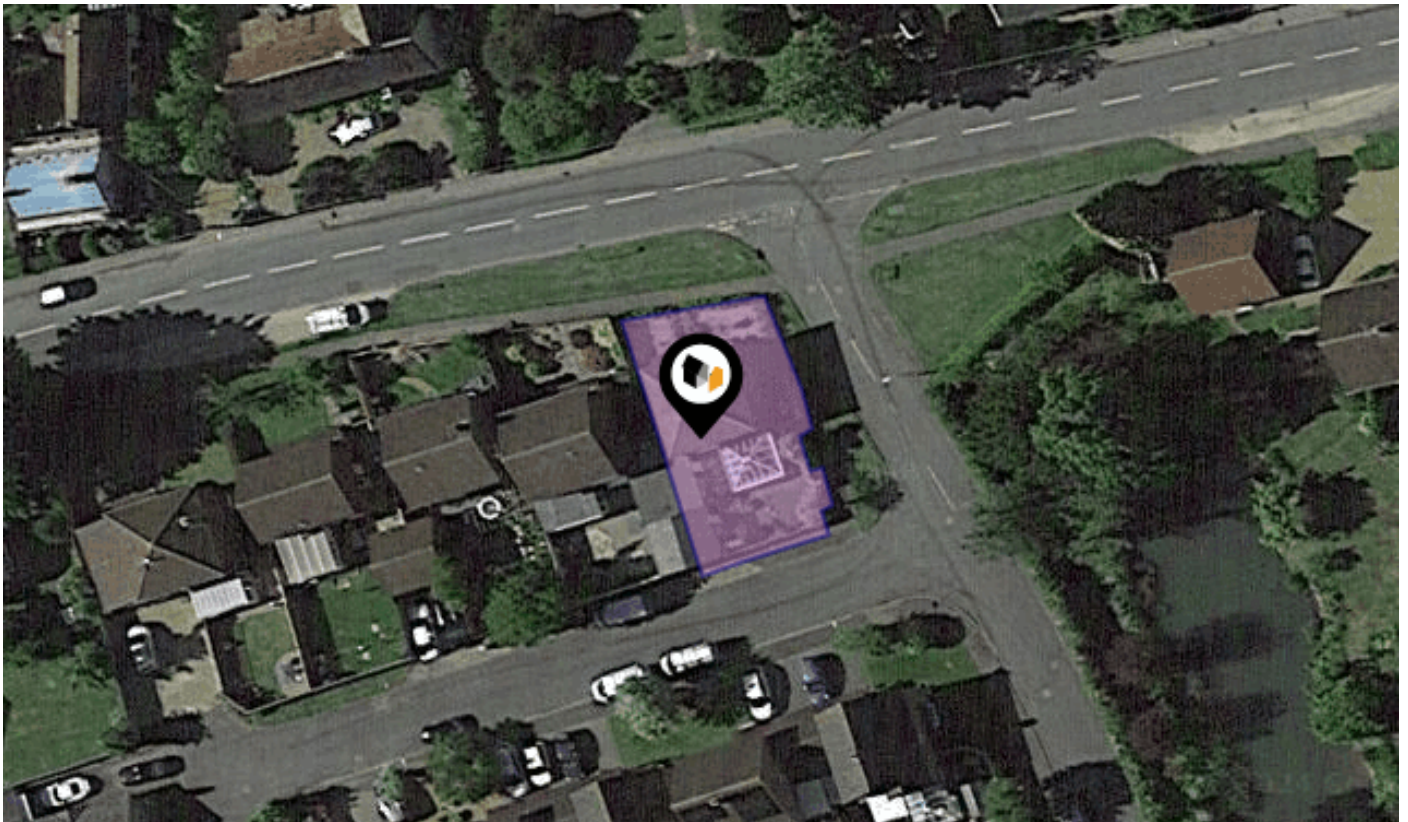


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th August 2024



NEW STREET, STRADBROKE, EYE, IP21

Whittley Parish | Diss

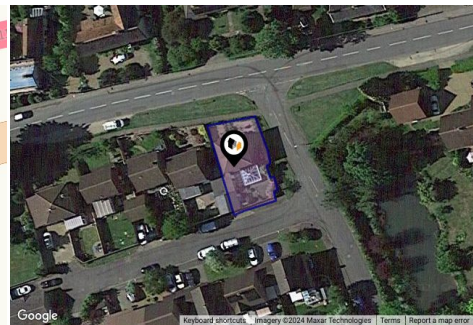
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,065 ft ² / 99 m ² | | |
| Plot Area: | 0.06 acres | | |
| Year Built : | 1976-1982 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £1,877 | | |
| Title Number: | SK234056 | | |

Local Area

| | |
|---------------------------|-------------|
| Local Authority: | Mid suffolk |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | High |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | |
|-------------------|------------------|
| 26 mb/s | - mb/s |
| | |

Mobile Coverage: (based on calls indoors)

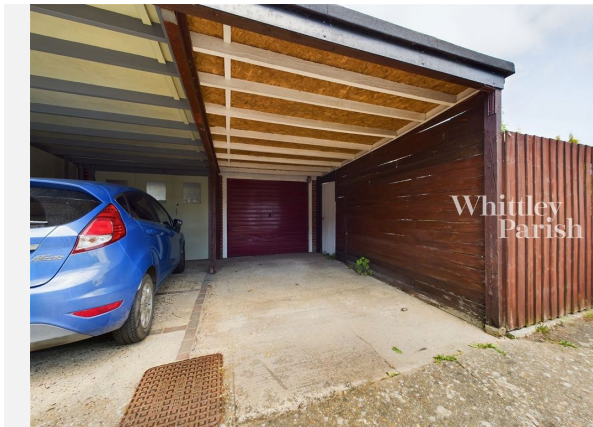


Satellite/Fibre TV Availability:



Gallery Photos









NEW STREET, STRADBROKE, EYE, IP21



Floor 0



Floor 1



Approximate total area⁽¹⁾
1333.31 ft²

(1) Excluding balconies and terrace

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

GIRAFFE360



New Street, Stradbroke, IP21

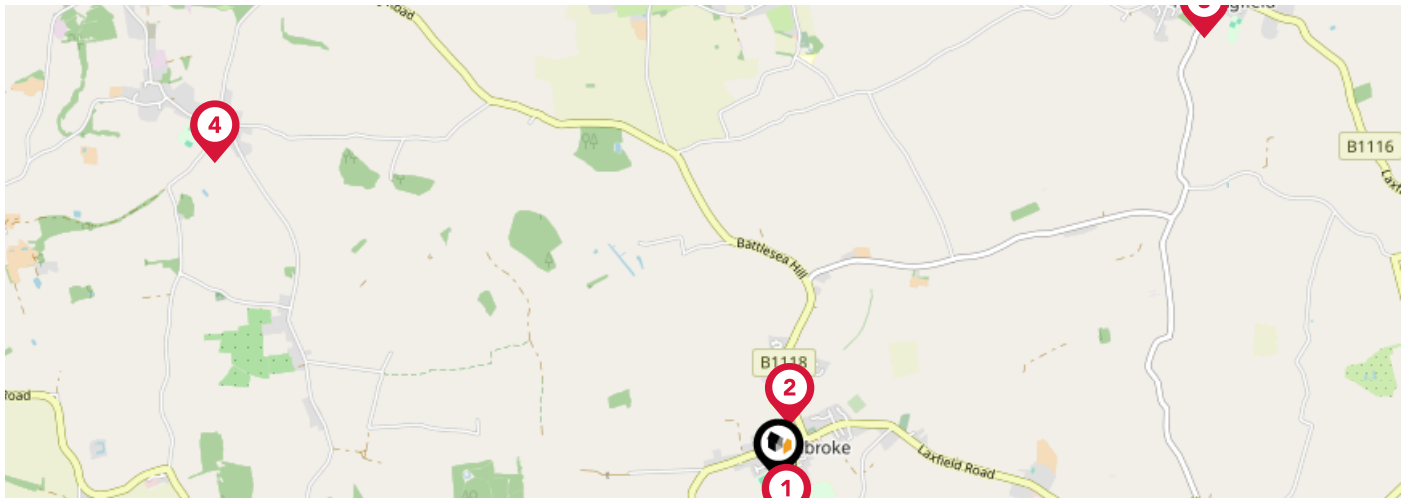
Energy rating

E

Valid until 06.06.2034

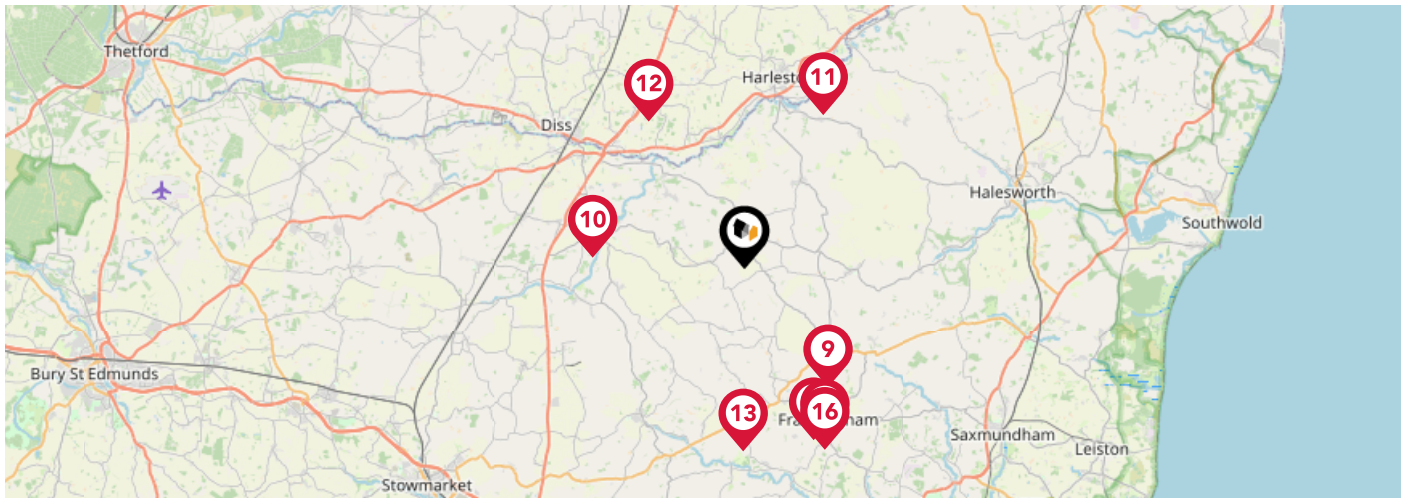
| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Stradbroke High School Ofsted Rating: Good Pupils: 319 Distance:0.21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:0.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 136 Distance:2.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Edmund's Primary School Ofsted Rating: Good Pupils: 84 Distance:2.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 70 Distance:3.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | All Saints Church of England Primary School, Laxfield Ofsted Rating: Outstanding Pupils: 114 Distance:3.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Occold Primary School Ofsted Rating: Good Pupils: 67 Distance:4.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 186 Distance:5.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

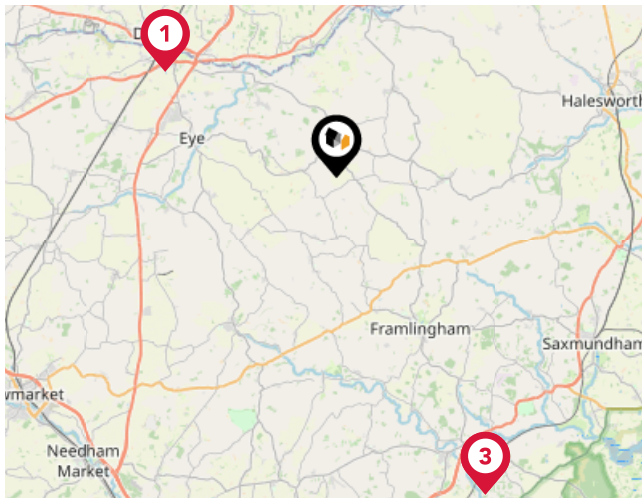
Area Schools



| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Dennington Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 67 Distance:5.23</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Hartismere School</p> <p>Ofsted Rating: Outstanding Pupils: 991 Distance:5.53</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Mendham Primary School</p> <p>Ofsted Rating: Good Pupils: 86 Distance:6.28</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Dickleburgh Church of England Primary Academy (With Pre-School)</p> <p>Ofsted Rating: Outstanding Pupils: 184 Distance:6.36</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Earl Soham Community Primary School</p> <p>Ofsted Rating: Good Pupils: 58 Distance:6.62</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Thomas Mills High School</p> <p>Ofsted Rating: Good Pupils: 1159 Distance:6.71</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Framlingham College</p> <p>Ofsted Rating: Not Rated Pupils: 656 Distance:6.92</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Framlingham Sir Robert Hitcham's Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Good Pupils: 339 Distance:7.14</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

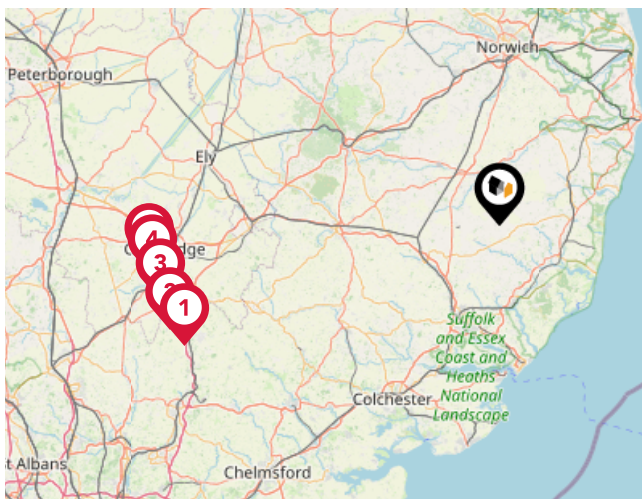
Area

Transport (National)



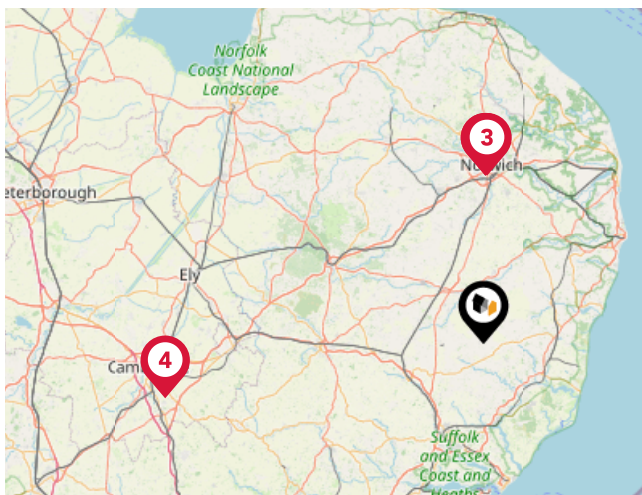
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------|-------------|
| 1 | Diss Rail Station | 7.31 miles |
| 2 | Rail Station | 12.72 miles |
| 3 | Entrance | 12.72 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J9 | 49.19 miles |
| 2 | M11 J10 | 50.31 miles |
| 3 | M11 J11 | 50.6 miles |
| 4 | M11 J13 | 50.99 miles |
| 5 | M11 J14 | 51.22 miles |

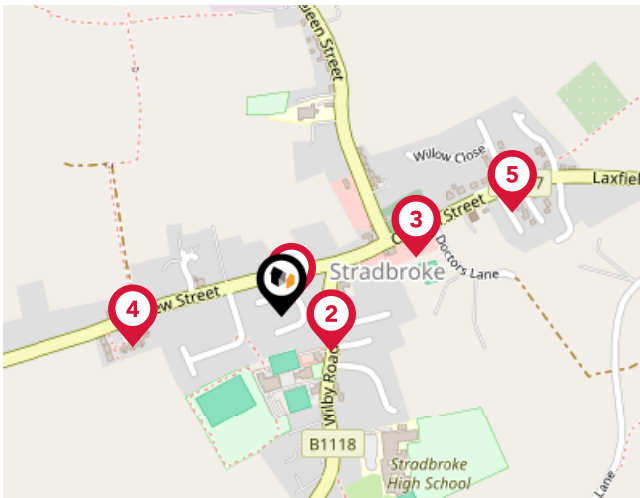


Airports/HELIPADS

| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| 1 | Norwich International Airport | 24.36 miles |
| 2 | International Airport | 24.36 miles |
| 3 | Airport Passenger Terminal | 24.38 miles |
| 4 | Cambridge Airport | 47 miles |

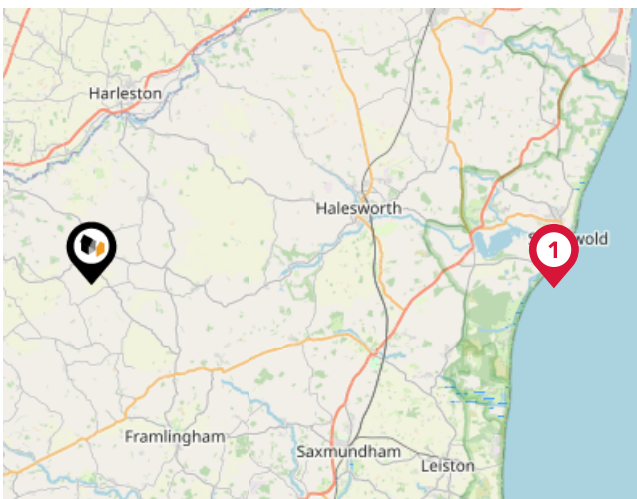
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Bishops Way | 0.01 miles |
| 2 | Priory Close | 0.07 miles |
| 3 | White Hart | 0.17 miles |
| 4 | New Street Close | 0.17 miles |
| 5 | Shelton Hill | 0.29 miles |



Ferry Terminals

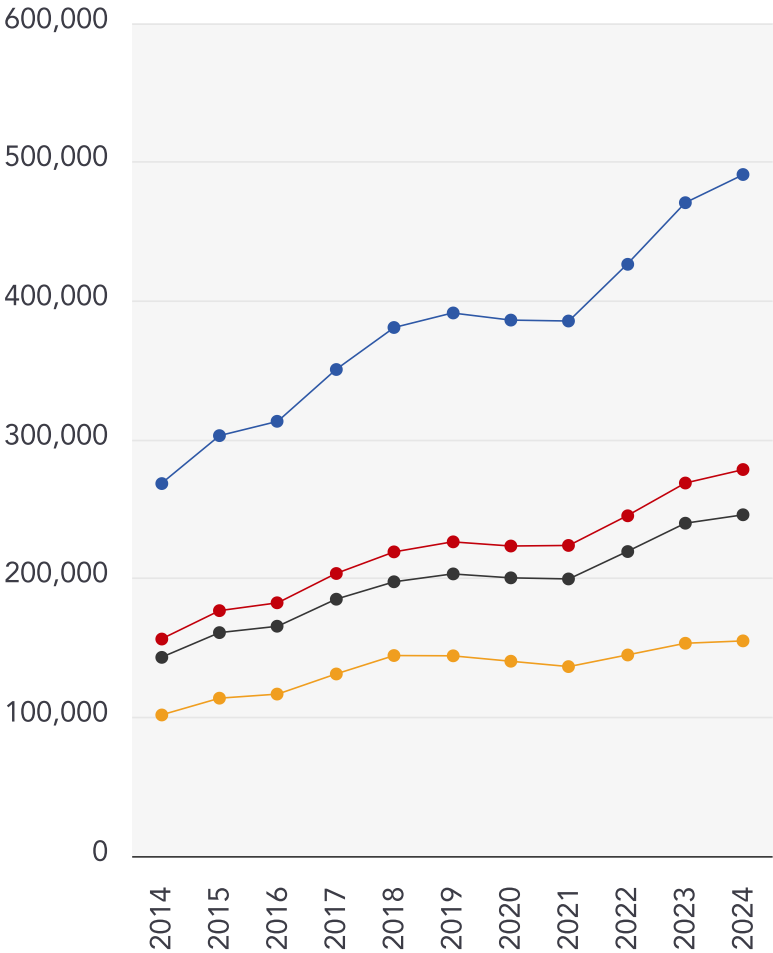
| Pin | Name | Distance |
|-----|---------------------------|-------------|
| 1 | Walberswick Ferry Landing | 16.8 miles |
| 2 | Southwold Ferry Landing | 16.81 miles |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP21



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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Whittley Parish | Diss

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Whittley Parish | Diss

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Valuation Office
Agency

