

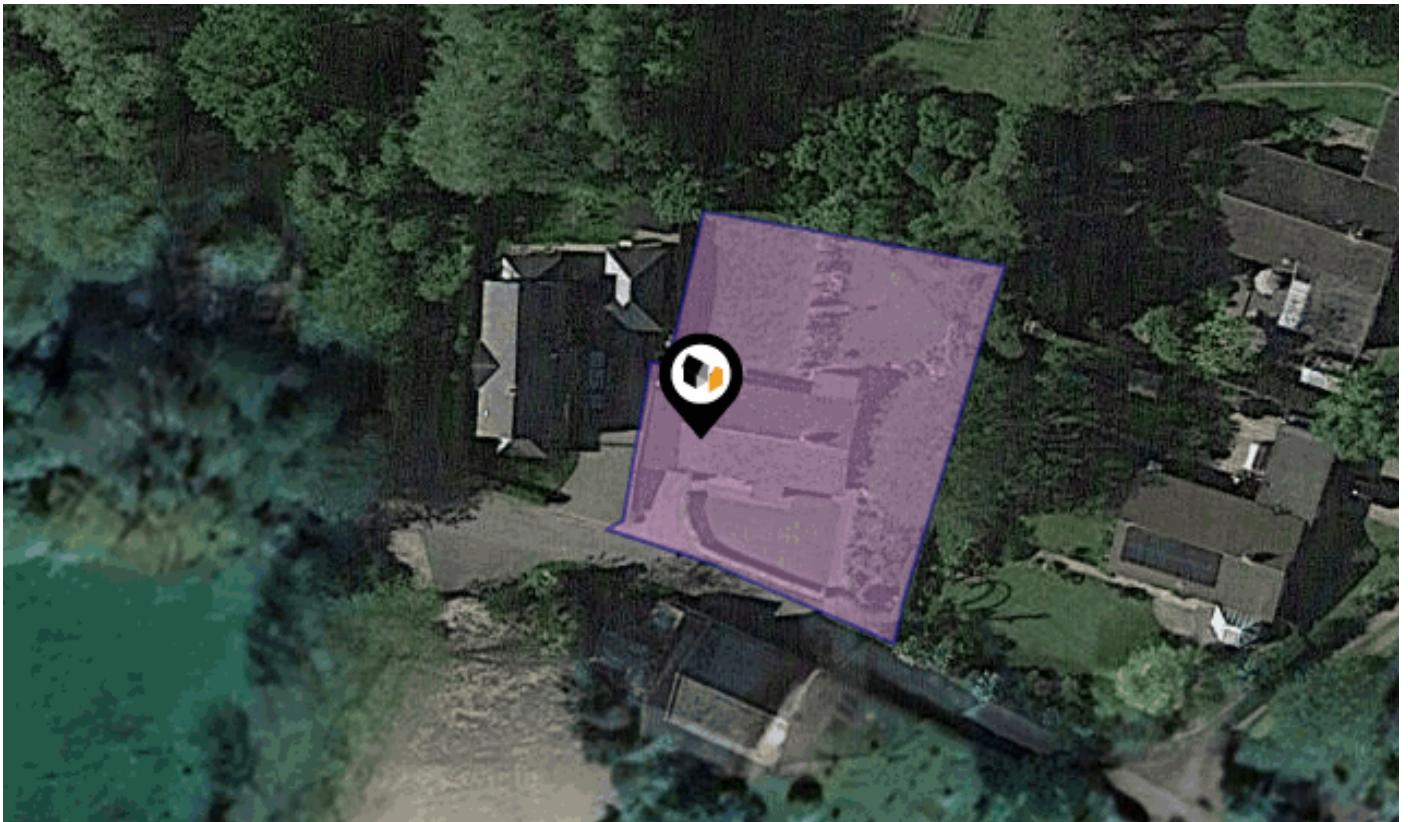


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02<sup>nd</sup> August 2024



**FEN LANE, BOTESDALE, DISS, IP22**

## Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

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



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## Property

|                         |   |                |          |
|-------------------------|---|----------------|----------|
| <b>Type:</b>            | Detached                                | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 3                                       |                |          |
| <b>Floor Area:</b>      | 882 ft <sup>2</sup> / 82 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.19 acres                              |                |          |
| <b>Council Tax :</b>    | Band C                                  |                |          |
| <b>Annual Estimate:</b> | £1,877                                  |                |          |
| <b>Title Number:</b>    | SK342338                                |                |          |

## Local Area

|  |                            |                                    |           |          |
|--|----------------------------|------------------------------------|-----------|----------|
| <b>Local Authority:</b>  | Suffolk                    | <b>Estimated Broadband Speeds</b>  |           |          |
| <b>Conservation Area:</b>  | No                         | (Standard - Superfast - Ultrafast) |           |          |
| <b>Flood Risk:</b>   |                            | <b>19</b>                          | <b>80</b> | <b>-</b> |
| <ul style="list-style-type: none"> <li>Rivers &amp; Seas</li> <li>Surface Water</li> </ul> | <p>No Risk</p> <p>High</p> | mb/s                               | mb/s      | mb/s     |



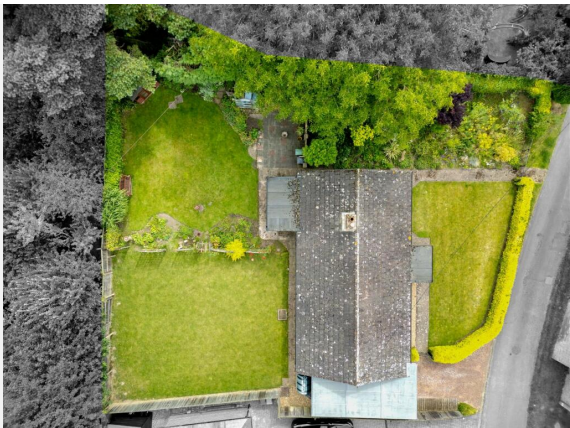
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



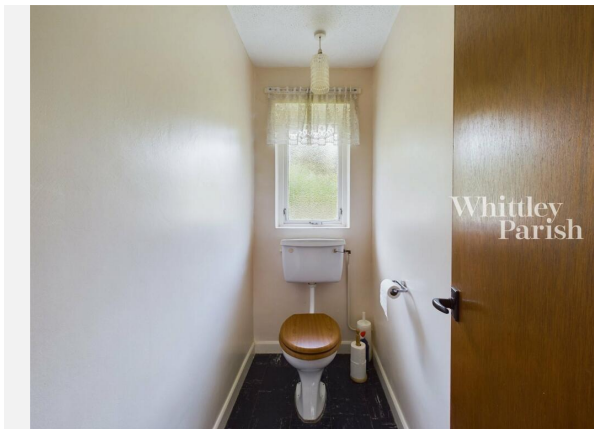
















## FEN LANE, BOTESDALE, DISS, IP22





Fen Lane, Botesdale, DISS, IP22

Energy rating

# E

Valid until 31.07.2034

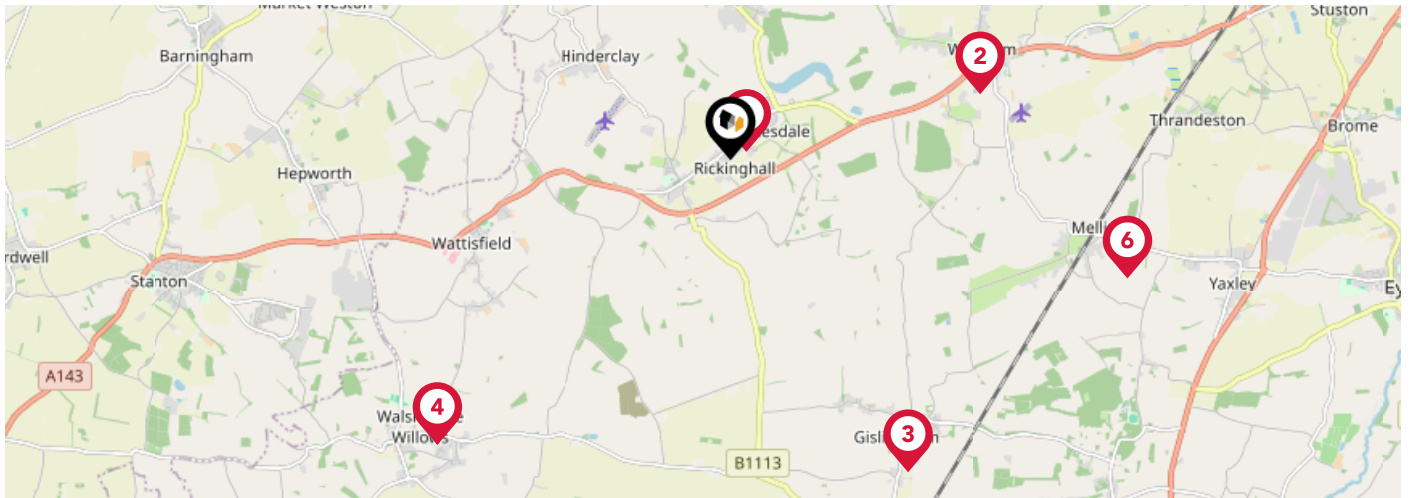
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78   C    |
| 55-68 | D             |         |           |
| 39-54 | E             | 49   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





### Additional EPC Data

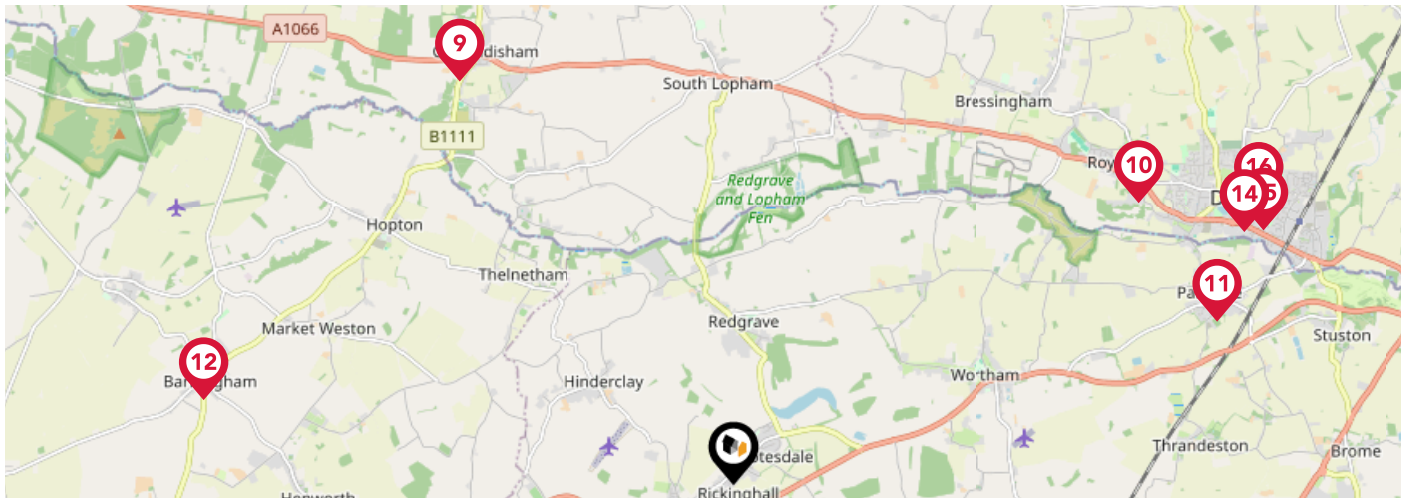
|                                      |   |
|--------------------------------------|---|
| <b>Property Type:</b>                | Detached bungalow                           |
| <b>Walls:</b>                        | Cavity wall, filled cavity                  |
| <b>Walls Energy:</b>                 | Average                                     |
| <b>Roof:</b>                         | Pitched, 300 mm loft insulation             |
| <b>Roof Energy:</b>                  | Very good                                   |
| <b>Window:</b>                       | Partial secondary glazing                   |
| <b>Window Energy:</b>                | Poor  |
| <b>Main Heating:</b>                 | Boiler and radiators, oil                   |
| <b>Main Heating Energy:</b>          | Average                                     |
| <b>Main Heating Controls:</b>        | Programmer and room thermostat              |
| <b>Main Heating Controls Energy:</b> | Average                                     |
| <b>Hot Water System:</b>             | From main system, no cylinder thermostat    |
| <b>Hot Water Energy Efficiency:</b>  | Poor  |
| <b>Lighting:</b>                     | Low energy lighting in 92% of fixed outlets |
| <b>Lighting Energy:</b>              | Very good                                   |
| <b>Floors:</b>                       | Solid, no insulation (assumed)              |
| <b>Secondary Heating:</b>            | Room heaters, dual fuel (mineral and wood)  |
| <b>Total Floor Area:</b>             | 82 m <sup>2</sup>                           |



|          |   | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Botolph's Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 172   Distance:0.16      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Wortham Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 101   Distance:2.33   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Gislingham Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 132   Distance:3.25                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Walsham-le-Willows Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 130   Distance:3.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Hopton Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 97   Distance:3.74             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Mellis Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 171   Distance:3.75                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Bressingham Primary School</b><br>Ofsted Rating: Good   Pupils: 123   Distance:4.02  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St Andrew's CofE VA Primary School, Lopham</b><br>Ofsted Rating: Good   Pupils: 57   Distance:4.23                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



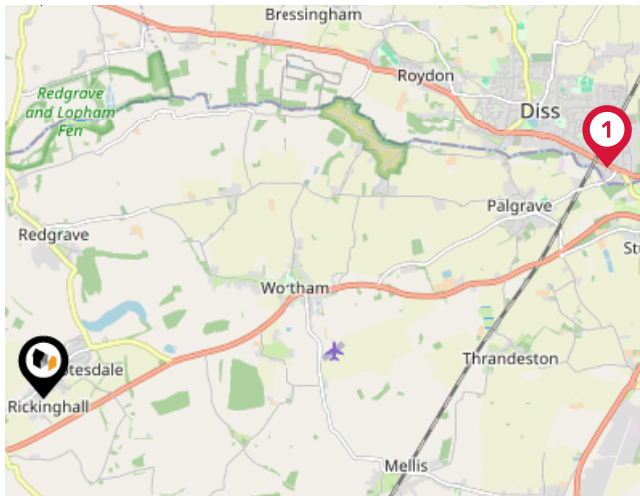
# Area Schools



|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>Garboldisham Church of England Primary Academy</b><br/>Ofsted Rating: Good   Pupils:0   Distance:4.42</p>                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>Roydon Primary School</b><br/>Ofsted Rating: Requires improvement   Pupils: 265   Distance:4.47</p>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>Palgrave Church of England Primary School</b><br/>Ofsted Rating: Good   Pupils: 80   Distance:4.61</p>                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>Barningham Church of England Voluntary Controlled Primary School</b><br/>Ofsted Rating: Good   Pupils: 97   Distance:4.87</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>Stanton Community Primary School</b><br/>Ofsted Rating: Good   Pupils: 228   Distance:5.02</p>                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Diss Church of England Junior Academy</b><br/>Ofsted Rating: Good   Pupils: 209   Distance:5.15</p>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>Diss Infant Academy and Nursery</b><br/>Ofsted Rating: Requires improvement   Pupils: 164   Distance:5.32</p>                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>Diss High School</b><br/>Ofsted Rating: Good   Pupils: 931   Distance:5.38</p>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

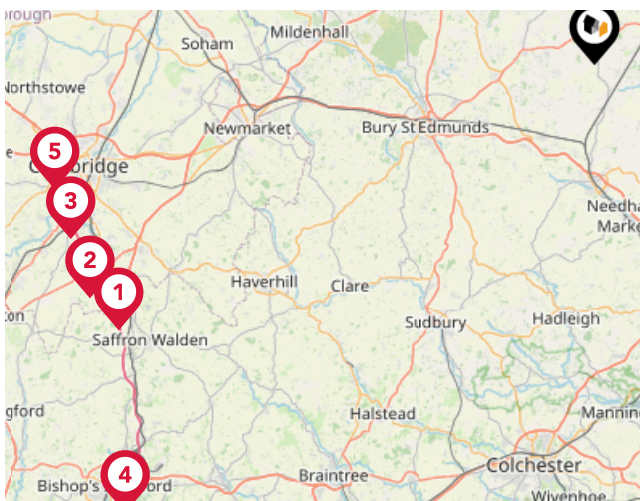
# Area

## Transport (National)



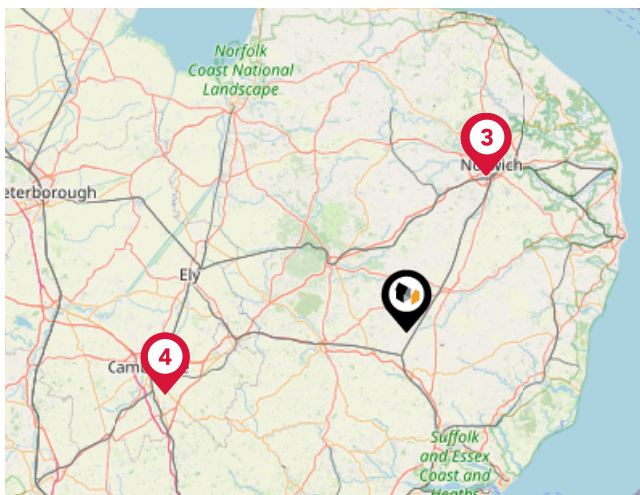
### National Rail Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Diss Rail Station | 5.51 miles |
| 2   | Rail Station      | 8.21 miles |
| 3   | Entrance          | 8.21 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M11 J9  | 39.64 miles |
| 2   | M11 J10 | 40.36 miles |
| 3   | M11 J11 | 40.13 miles |
| 4   | M11 J8  | 47.27 miles |
| 5   | M11 J13 | 40.18 miles |



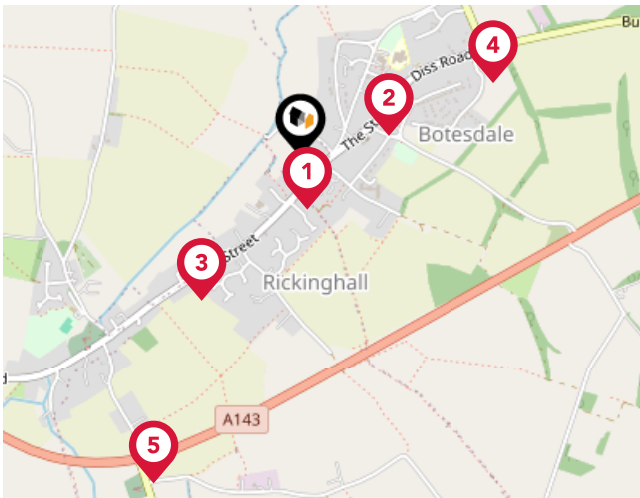
### Airports/HELIPADS

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Norwich International Airport | 25.35 miles |
| 2   | International Airport         | 25.35 miles |
| 3   | Airport Passenger Terminal    | 25.39 miles |
| 4   | Cambridge Airport             | 36.28 miles |



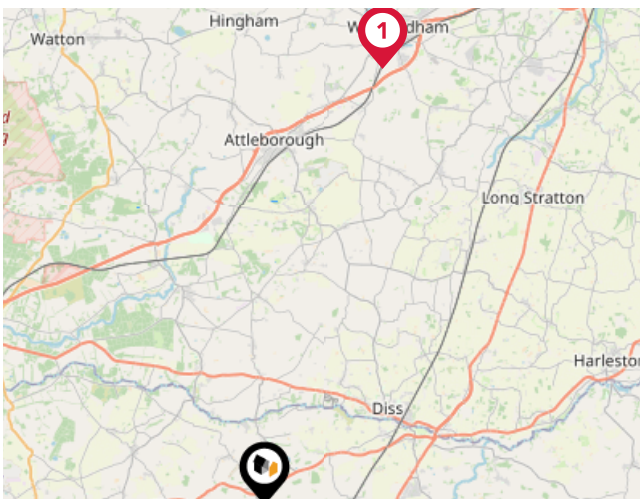
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name               | Distance   |
|-----|--------------------|------------|
| 1   | The Bell           | 0.12 miles |
| 2   | Simonds Court      | 0.21 miles |
| 3   | Chestnuts          | 0.39 miles |
| 4   | Hall Lane          | 0.47 miles |
| 5   | Bury Road junction | 0.81 miles |



### Local Connections

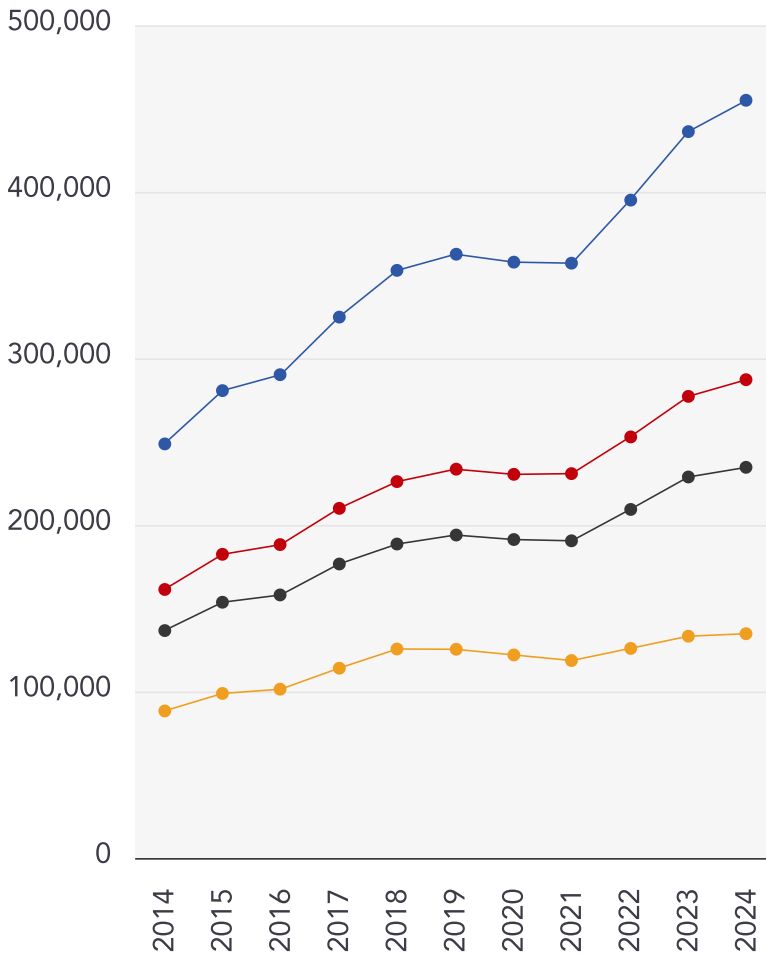
| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | Wymondham Abbey (Mid Norfolk Railway) | 16.27 miles |

# Market

## House Price Statistics



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



Detached

**+82.97%**

Semi-Detached

**+78.11%**

Terraced

**+71.77%**

Flat

**+52.51%**





### Whittley Parish | Diss

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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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