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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th August 2024



THORNHILL GREEN, REDGRAVE, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,593 ft ² / 148 m ²		
Plot Area:	3.04 acres		
Title Number:	SK408370		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

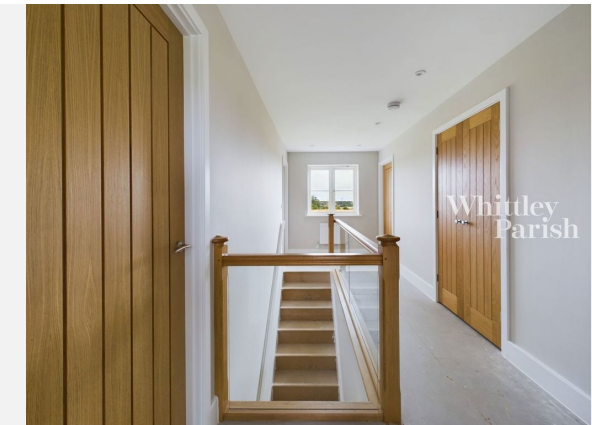


Satellite/Fibre TV Availability:





Gallery Photos





THORNHILL GREEN, REDGRAVE, DISS, IP22



Floor 0



Floor 1



Approximate total area¹

1495.43 ft²

Reduced headroom

2.26 ft²

(1) Excluding balconies and terrace

Reduced headroom
(below 1.5m/4.92ft)

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



Redgrave, IP22

Energy rating

B

Valid until 24.03.2034

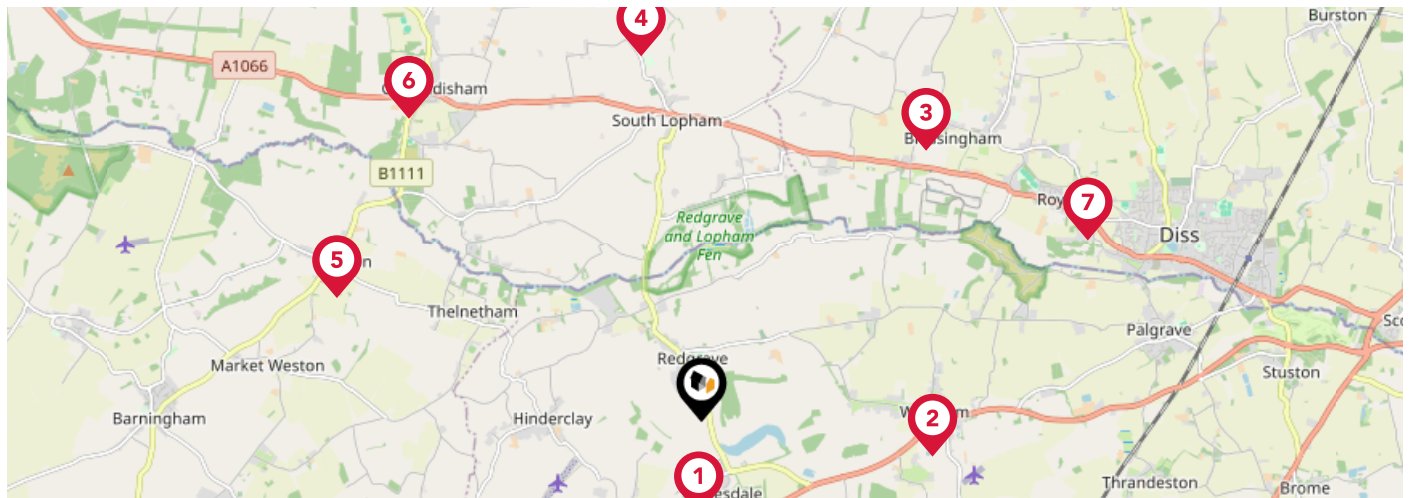
Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

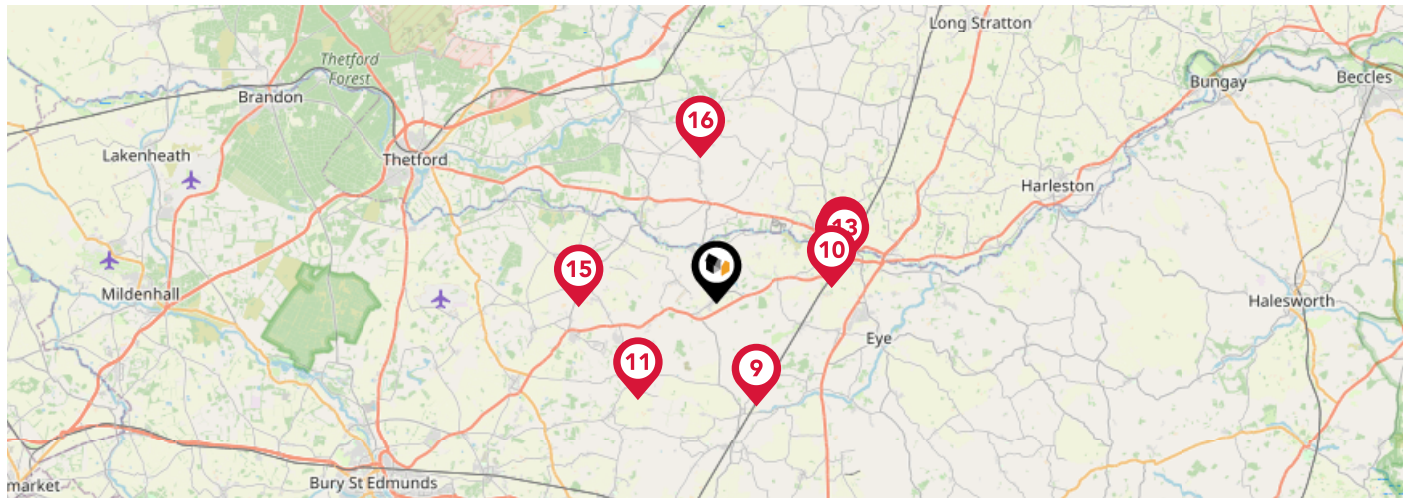
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	1
Walls:	Average thermal transmittance 0.26 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m ² ·K
Total Floor Area:	148 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
1 St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 172 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Wortham Primary School Ofsted Rating: Outstanding Pupils: 101 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Bressingham Primary School Ofsted Rating: Good Pupils: 123 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Good Pupils: 57 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils:0 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Roydon Primary School Ofsted Rating: Requires improvement Pupils: 265 Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Mellis Church of England Primary School Ofsted Rating: Good Pupils: 171 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

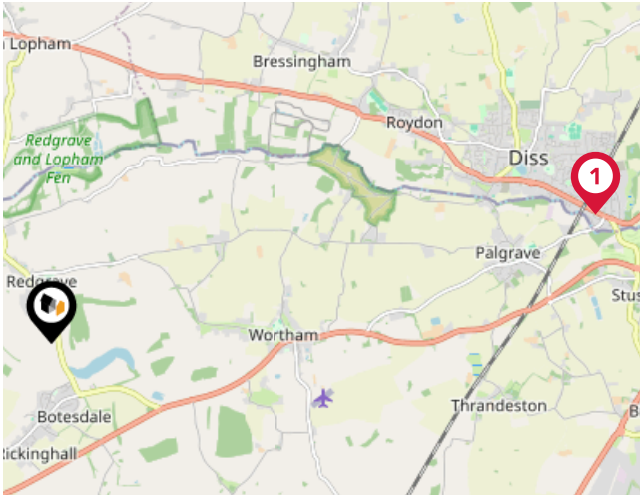
Area Schools



	Nursery	Primary	Secondary	College	Private
 Gislingham Church of England Primary School Ofsted Rating: Outstanding Pupils: 132 Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 130 Distance:4.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 209 Distance:4.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 164 Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Diss High School Ofsted Rating: Good Pupils: 931 Distance:4.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:4.99	<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:5.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

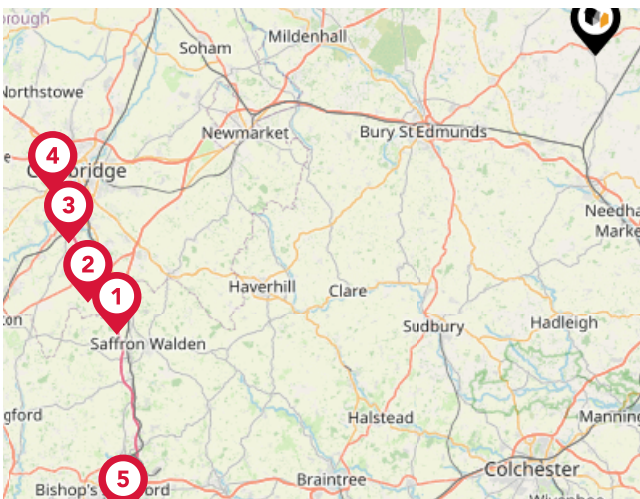
Area

Transport (National)



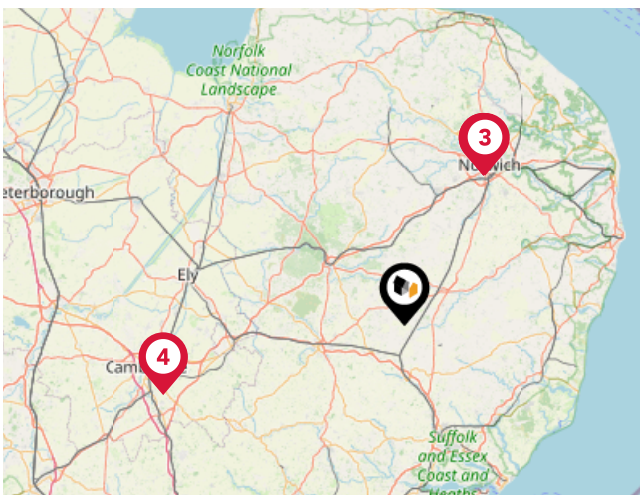
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.06 miles
2	Eccles Road Rail Station	8.11 miles
3	Harling Road Rail Station	7.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	40.23 miles
2	M11 J10	40.9 miles
3	M11 J11	40.58 miles
4	M11 J13	40.55 miles
5	M11 J8	48.02 miles

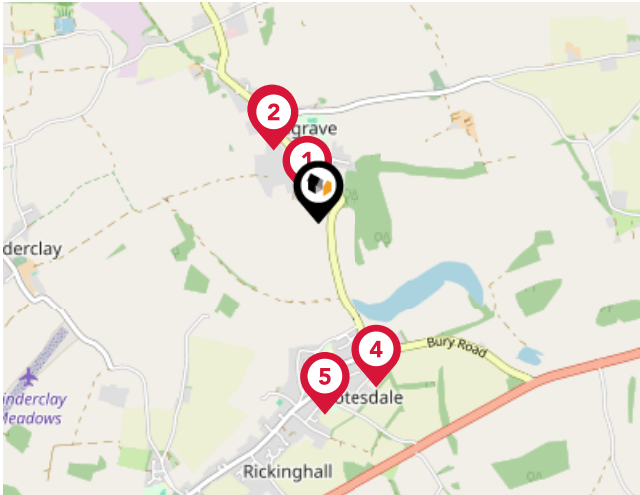


Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	24.46 miles
2	International Airport	24.46 miles
3	Airport Passenger Terminal	24.5 miles
4	Cambridge Airport	36.69 miles

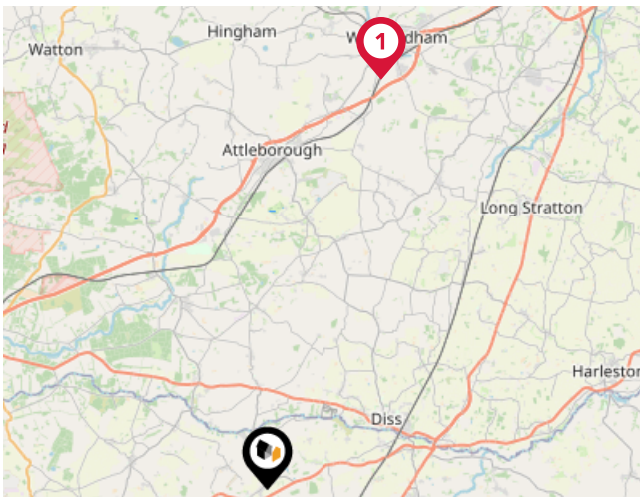
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Green	0.12 miles
2	Village Sign	0.39 miles
3	Cross Keys	0.4 miles
4	Hall Lane	0.79 miles
5	Simonds Court	0.86 miles



Local Connections

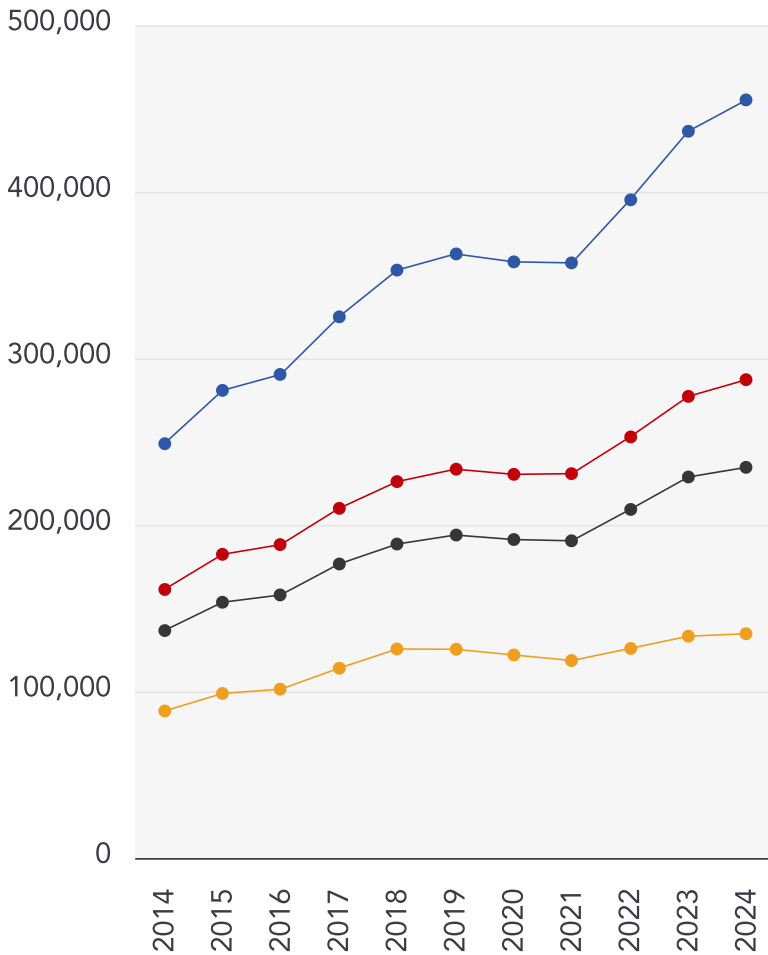
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	15.34 miles

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

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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