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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th September 2024



HIGH ROAD, WORTWELL, HARLESTON, IP20

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

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





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,399 ft ² / 130 m ²		
Plot Area:	0.61 acres		
Council Tax :	Band D		
Annual Estimate:	£2,258		
Title Number:	NK192173		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

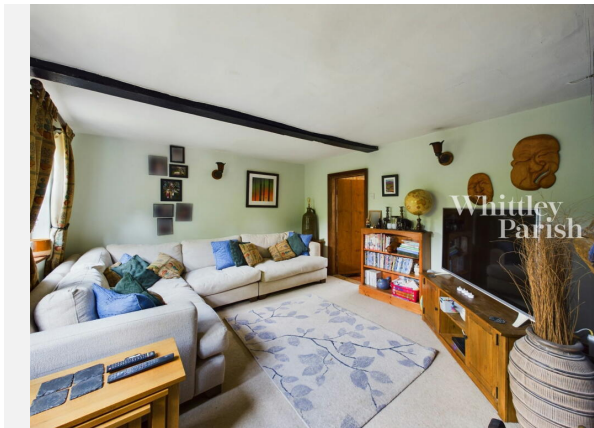
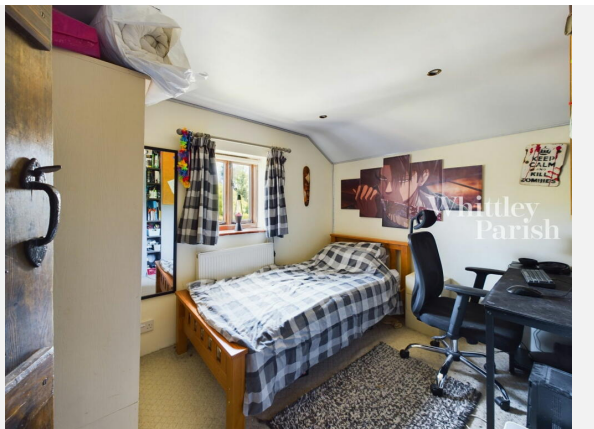


Gallery Photos



Gallery Photos







HIGH ROAD, WORTWELL, HARLESTON, IP20

<p>Floor 0 Building 1</p>	<p>Floor 1 Building 1</p>	<p>Whitley Parish</p> <p>Approximate total area⁽¹⁾ 2027.38 ft²</p>
<p>Floor 0 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>



Wortwell, HARLESTON, IP20

Energy rating

D

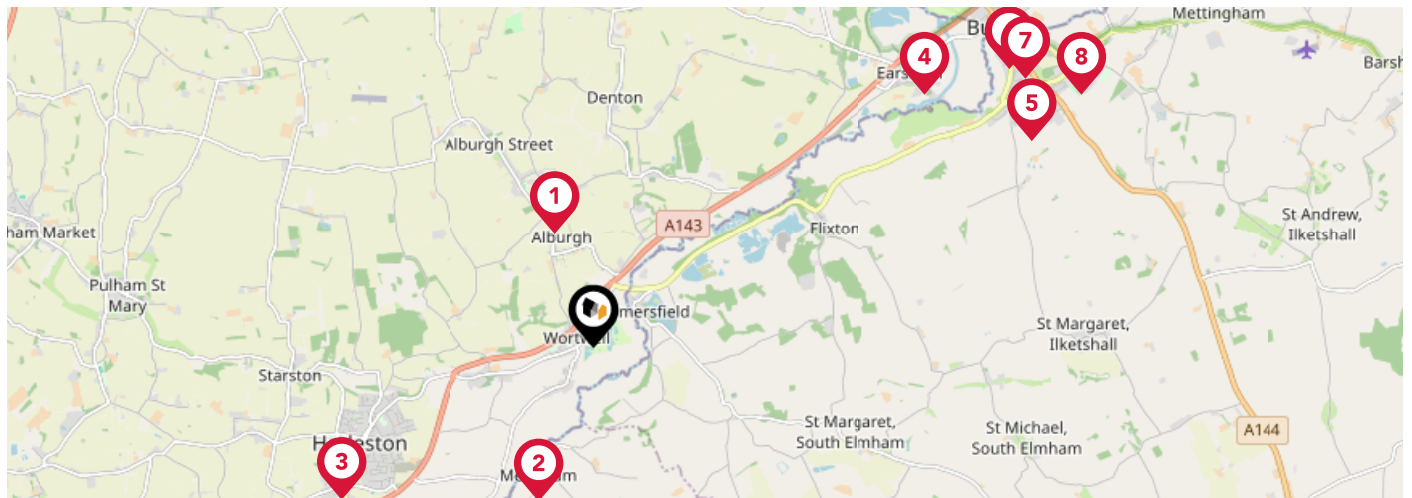
Valid until 28.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



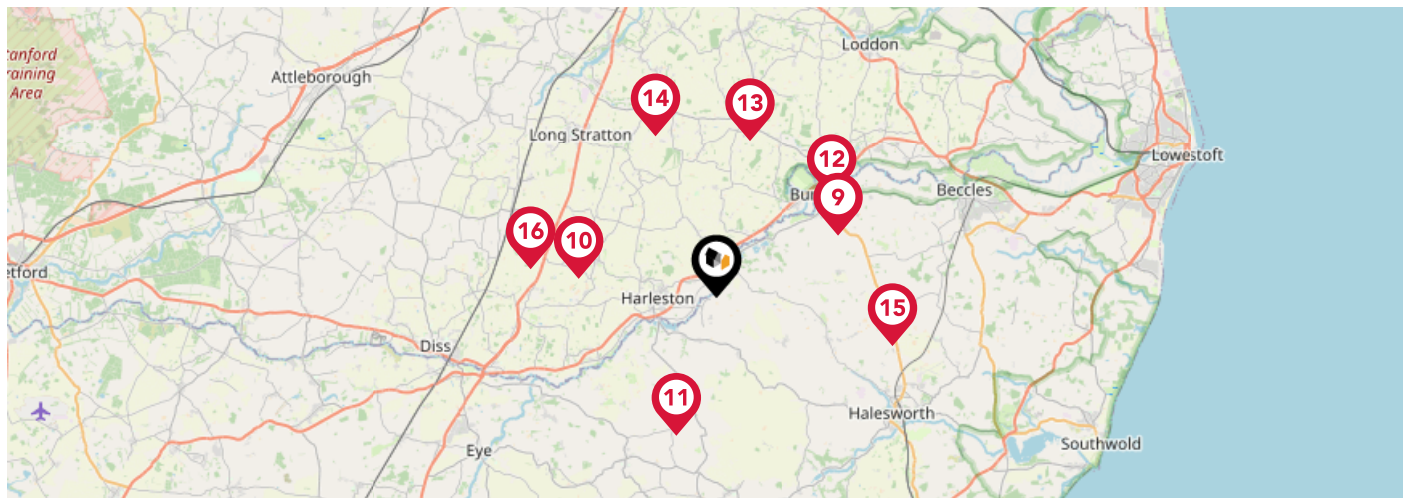
Additional EPC Data









Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	130 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Alburgh With Denton Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Mendham Primary School Ofsted Rating: Good Pupils: 63 Distance:1.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:2.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Earsham Church of England Primary Academy Ofsted Rating: Good Pupils: 87 Distance:3.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Bungay High School Ofsted Rating: Good Pupils: 985 Distance:4.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Edmund's Catholic Primary School Ofsted Rating: Good Pupils: 82 Distance:4.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Bungay Primary School Ofsted Rating: Good Pupils: 186 Distance:4.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Horizon School Ofsted Rating: Requires improvement Pupils: 6 Distance:4.97</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

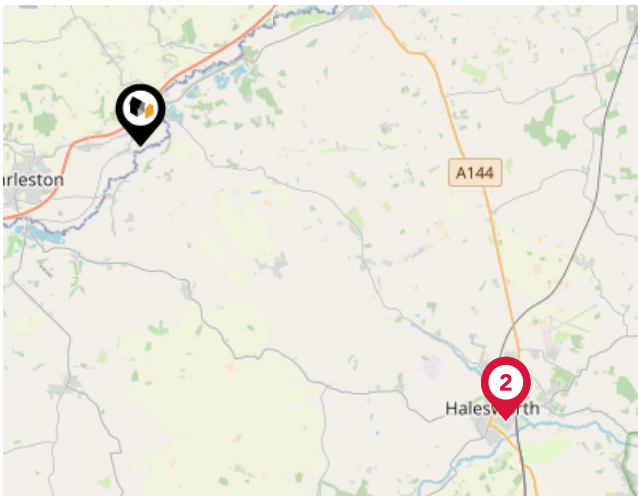
Area Schools



	Nursery	Primary	Secondary	College	Private
 Castle EAST School Ofsted Rating: Outstanding Pupils: 78 Distance:4.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:5.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:5.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ditchingham Church of England Primary Academy Ofsted Rating: Good Pupils: 66 Distance:5.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Woodton Primary School Ofsted Rating: Good Pupils: 57 Distance:5.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hempnall Primary School Ofsted Rating: Good Pupils: 148 Distance:6.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ilketshall St Lawrence School Ofsted Rating: Good Pupils: 99 Distance:6.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:6.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

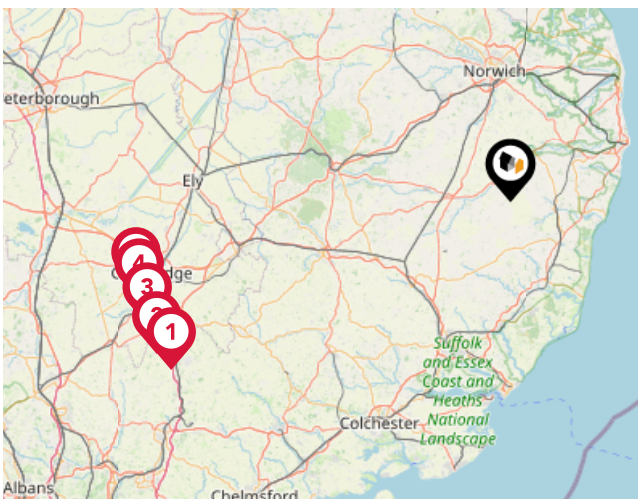
Area

Transport (National)



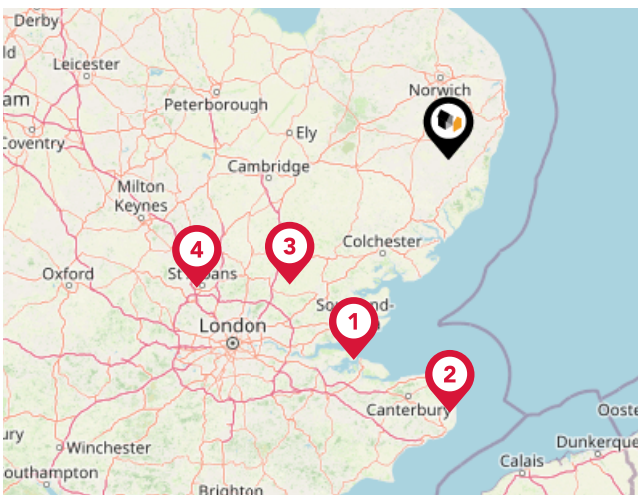
National Rail Stations

Pin	Name	Distance
1	Entrance1	8.24 miles
2	Halesworth Rail Station	8.25 miles
3	Entrance2	8.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	55.02 miles
2	M11 J10	55.85 miles
3	M11 J11	55.65 miles
4	M11 J13	55.62 miles
5	M11 J14	55.67 miles

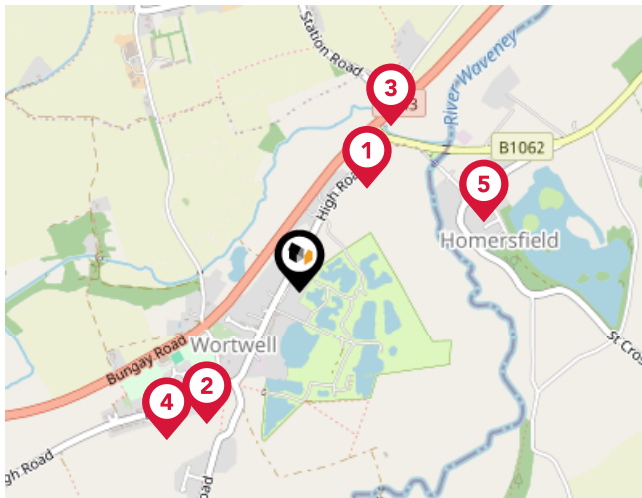


Airports/HELIPADS

Pin	Name	Distance
1	Southend-on-Sea	64.86 miles
2	Manston	74.11 miles
3	Stansted Airport	58.87 miles
4	Luton Airport	82.15 miles

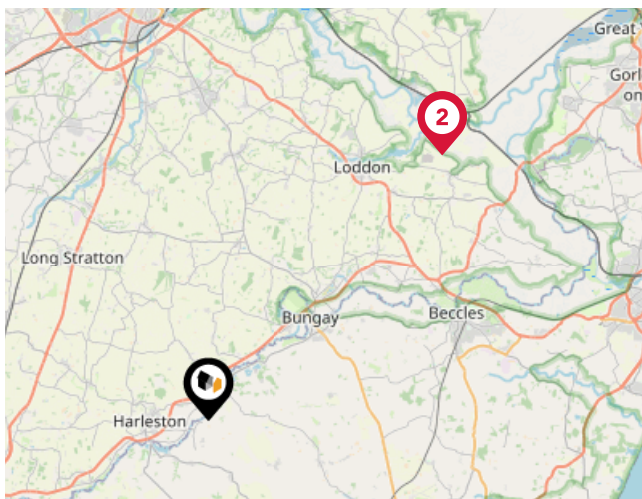
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Station Farm	0.28 miles
2	Bell Public House	0.36 miles
3	Low Road	0.43 miles
4	Windmill Road	0.45 miles
5	Playing Field	0.44 miles



Ferry Terminals

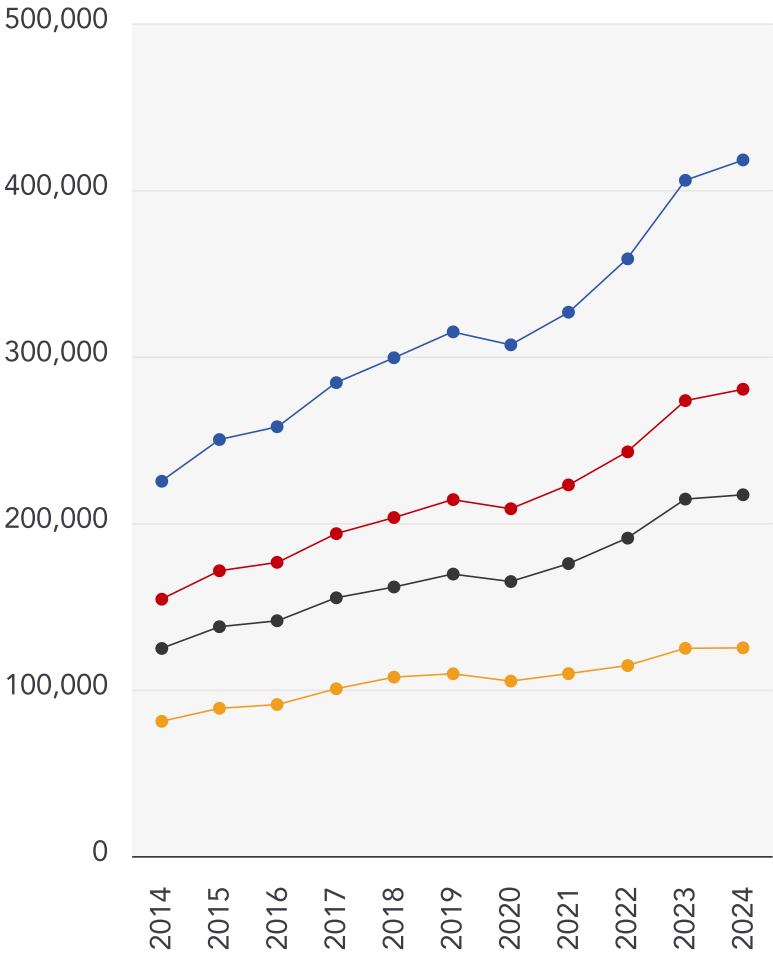
Pin	Name	Distance
1	Reedham Ferry North	12.85 miles
2	Reedham Ferry South	12.83 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP20



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%



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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