

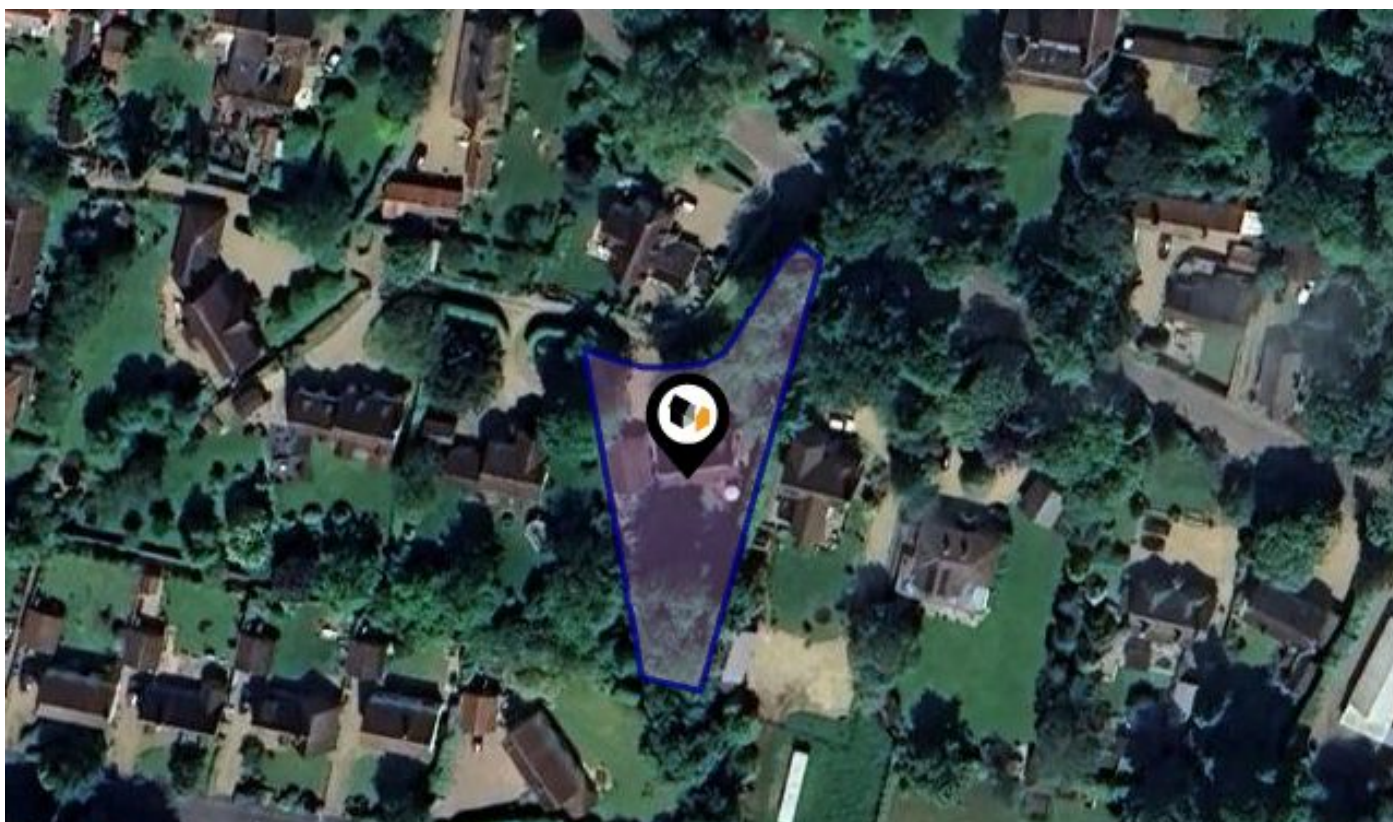


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th February 2025



THE STREET, CONEY WESTON, BURY ST. EDMUNDS, IP31

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

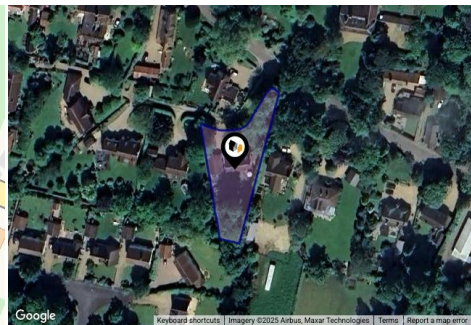
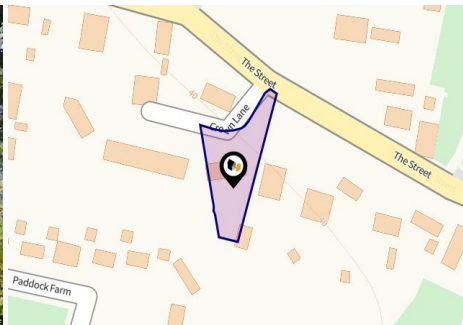
01379640808

admin@whittleyparish.com

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






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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,689 ft ² / 157 m ²		
Plot Area:	0.33 acres		
Council Tax :	Band E		
Annual Estimate:	£2,615		
Title Number:	SK160343		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	20	80	-
• Surface Water	Very Low	mb/s	mb/s	mb/s
				

Mobile Coverage:	Satellite/Fibre TV Availability:					
(based on calls indoors)						
						
O ₂	EE	3	O2	BT	sky	Virgin media

Planning History

This Address



Planning records for: *The Street, Coney Weston, Bury St. Edmunds, IP31*

Reference - DC/16/2092/TPO	
Decision:	Decided
Date:	14th September 2016
Description:	<p>TPO 207 (1994) Tree Preservation Order - (i) 1no Ash Tree (1 on plan) - Reduce lateral spread to south-west and west up to 2 metres, (ii) 1no Ash Tree (2 on plan) - Clear back from electricity wires with lateral reduction up to 2 metres. Coppice northern twin stem leaning over shared driveway, (iii) 1no Ash Tree (6 on plan) - Crown raise to provide 1 metre clearance above power cable, (iv) 1no Ash Tree (3 on plan) - ash with Meripilus giganteus bracket and decay cavity at base. Fell/coppice and (v) 2no Ash Trees (4 and 5 on plan) - Crown reduce all round up to 2 metres (all within area A1 of Order)</p>



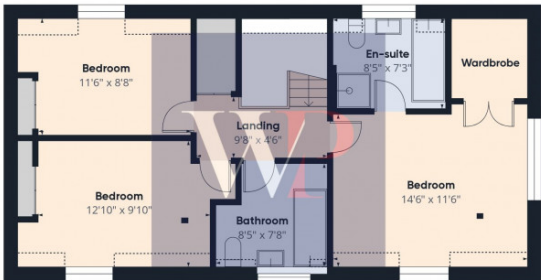




THE STREET, CONEY WESTON, BURY ST. EDMUNDS, IP31



Floor 0 Building 1



Floor 1 Building 1



Approximate total area[®]
1598.25 ft²

Reduced headroom
56.39 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

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.

GIRAFFE360



The Street, Coney Weston, BURY ST. EDMUNDS, IP31

Energy rating

D

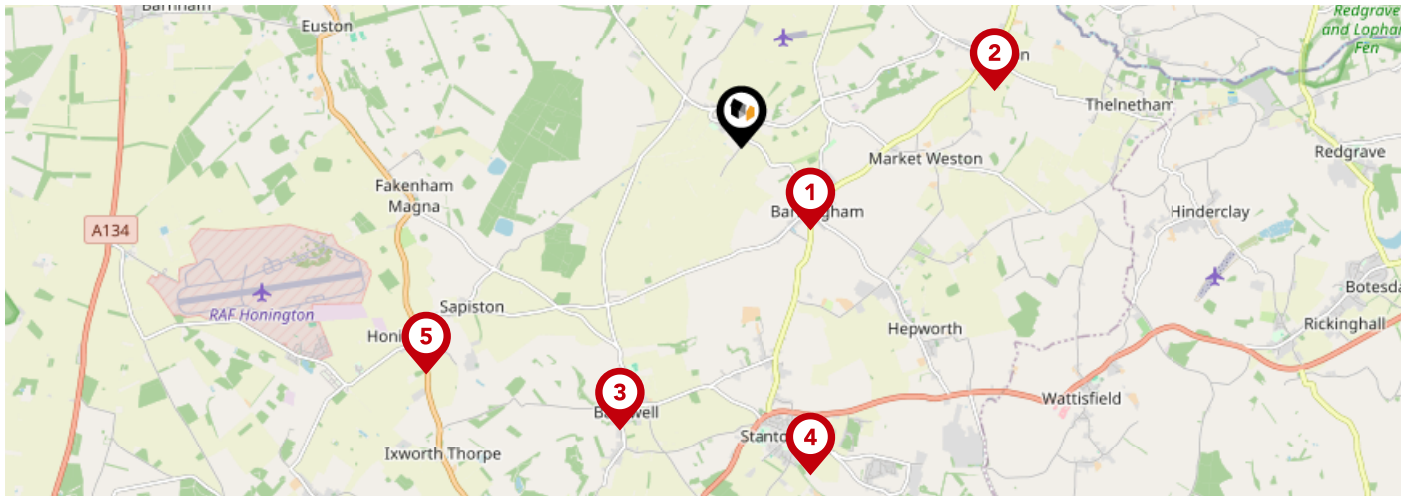
Valid until 09.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

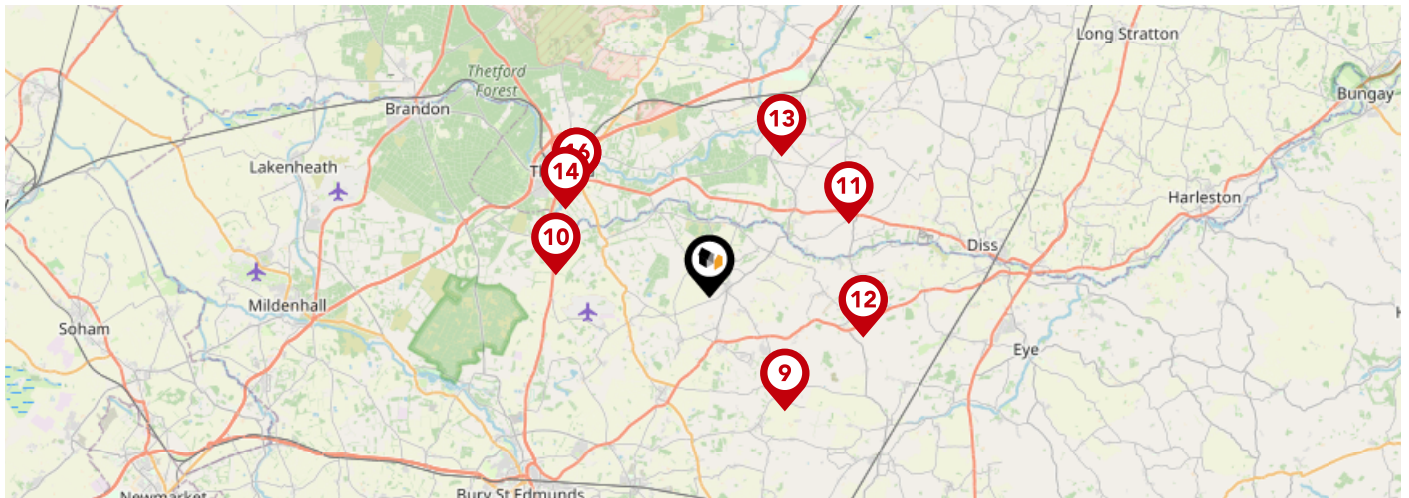










Additional EPC Data

Property Type:	Detached house
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and underfloor heating, oil
Main Heating Energy:	Average
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 86% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	157 m ²



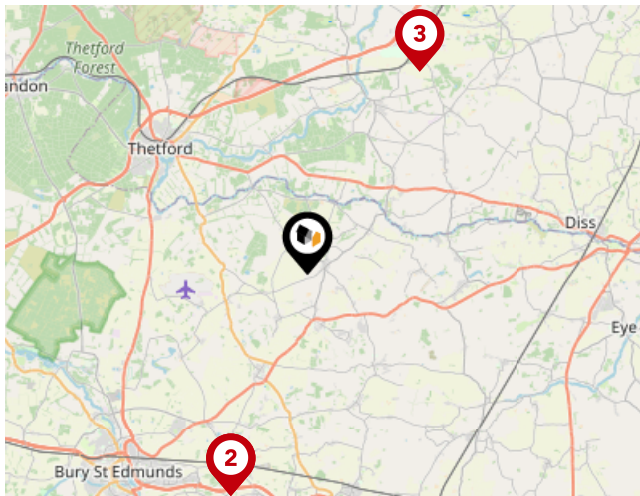
		Nursery	Primary	Secondary	College	Private
1	Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bardwell Church of England Primary School Ofsted Rating: Good Pupils: 59 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stanton Community Primary School Ofsted Rating: Good Pupils: 218 Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Honington Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 164 Distance:3.52	<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: 73 Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ixworth High School Ofsted Rating: Good Pupils: 528 Distance:4.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ixworth Church of England Primary School Ofsted Rating: Good Pupils: 134 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:4.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 154 Distance:5.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:5.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:5.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:5.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Damara School Ofsted Rating: Good Pupils: 14 Distance:6.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Raleigh Infant Academy Ofsted Rating: Good Pupils: 135 Distance:6.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Admirals Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:6.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

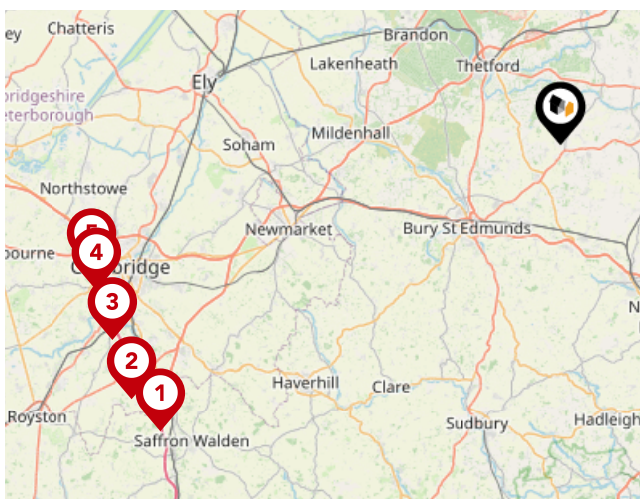
Area

Transport (National)



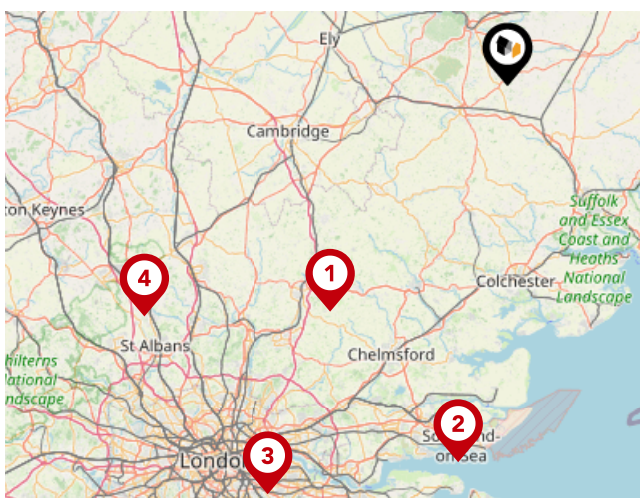
National Rail Stations

Pin	Name	Distance
	Entrance	8.43 miles
	Thurston Rail Station	8.43 miles
	Eccles Road Rail Station	8.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	35.83 miles
	M11 J10	36.23 miles
	M11 J11	35.58 miles
	M11 J13	35.32 miles
	M11 J14	35.31 miles



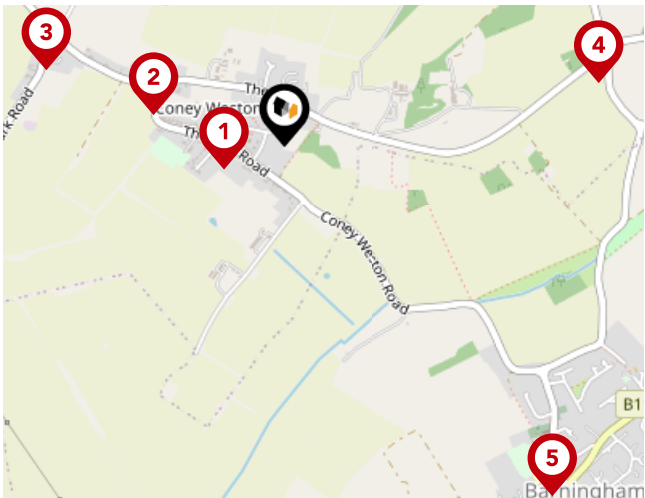
Airports/Helipads

Pin	Name	Distance
	Stansted Airport	41.93 miles
	Southend-on-Sea	55.55 miles
	Silvertown	69.2 miles
	Luton Airport	62.81 miles



Area

Transport (Local)



Bus Stops/Stations

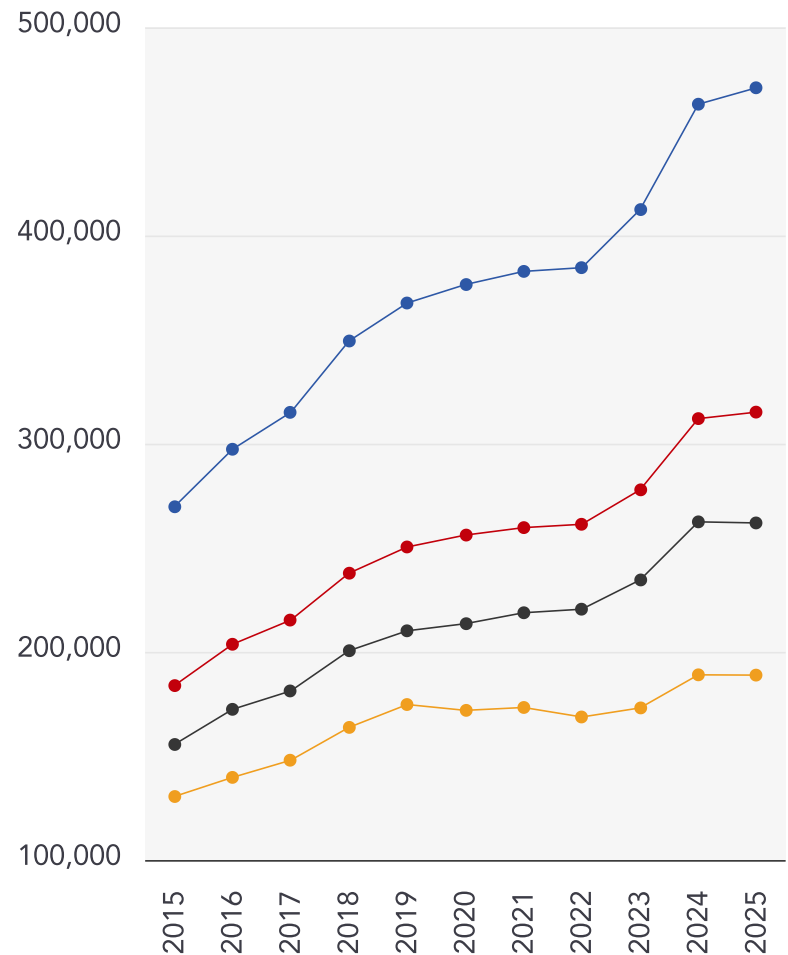
Pin	Name	Distance
1	The Swan	0.15 miles
2	Village Sign	0.31 miles
3	Crossways Cottage	0.57 miles
4	Memorial	0.73 miles
5	Royal George	1 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP31



Detached

+74.63%

Semi-Detached

+71.48%

Terraced

+68.43%

Flat

+44.68%



Whittleby Parish | Diss

At Whittleby 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 Whittleby 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 Whittleby 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.



/whittlebyparishmanagementltd



/whittlebyparish



/whittlebyparish/?hl=en

Whittley Parish | Diss

Data Quality

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