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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26<sup>th</sup> February 2025



**BEECH WAY, DICKLEBURGH, DISS, IP21**

## Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

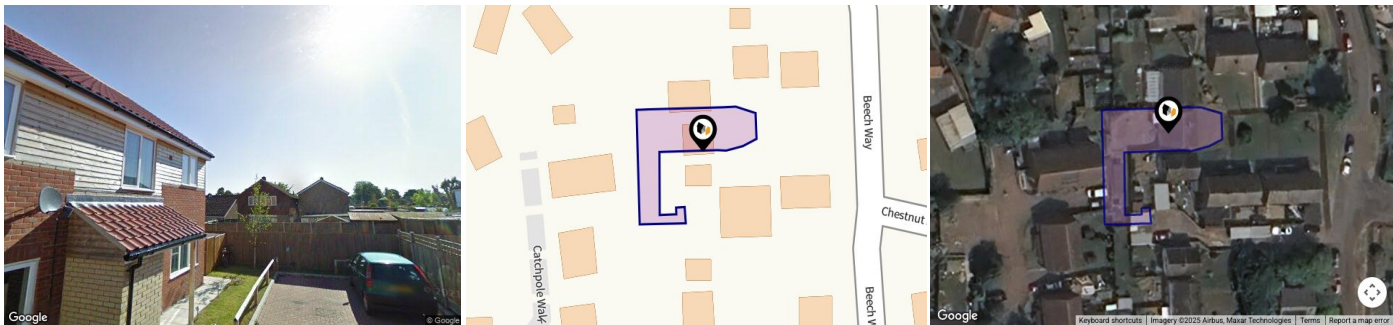
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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	710 ft <sup>2</sup> / 66 m <sup>2</sup>		
Plot Area:	0.1 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,756		
Title Number:	NK10420		

## Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	15 mb/s	75 mb/s	- mb/s
				

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

# Planning History

## This Address



Planning records for: *Beech Way, Dickleburgh, Diss, IP21*

Reference - 2022/2190	
Decision:	Decided
Date:	19th November 2022
Description:	Extension and conversion of a single storey bungalow into 2 storey house.

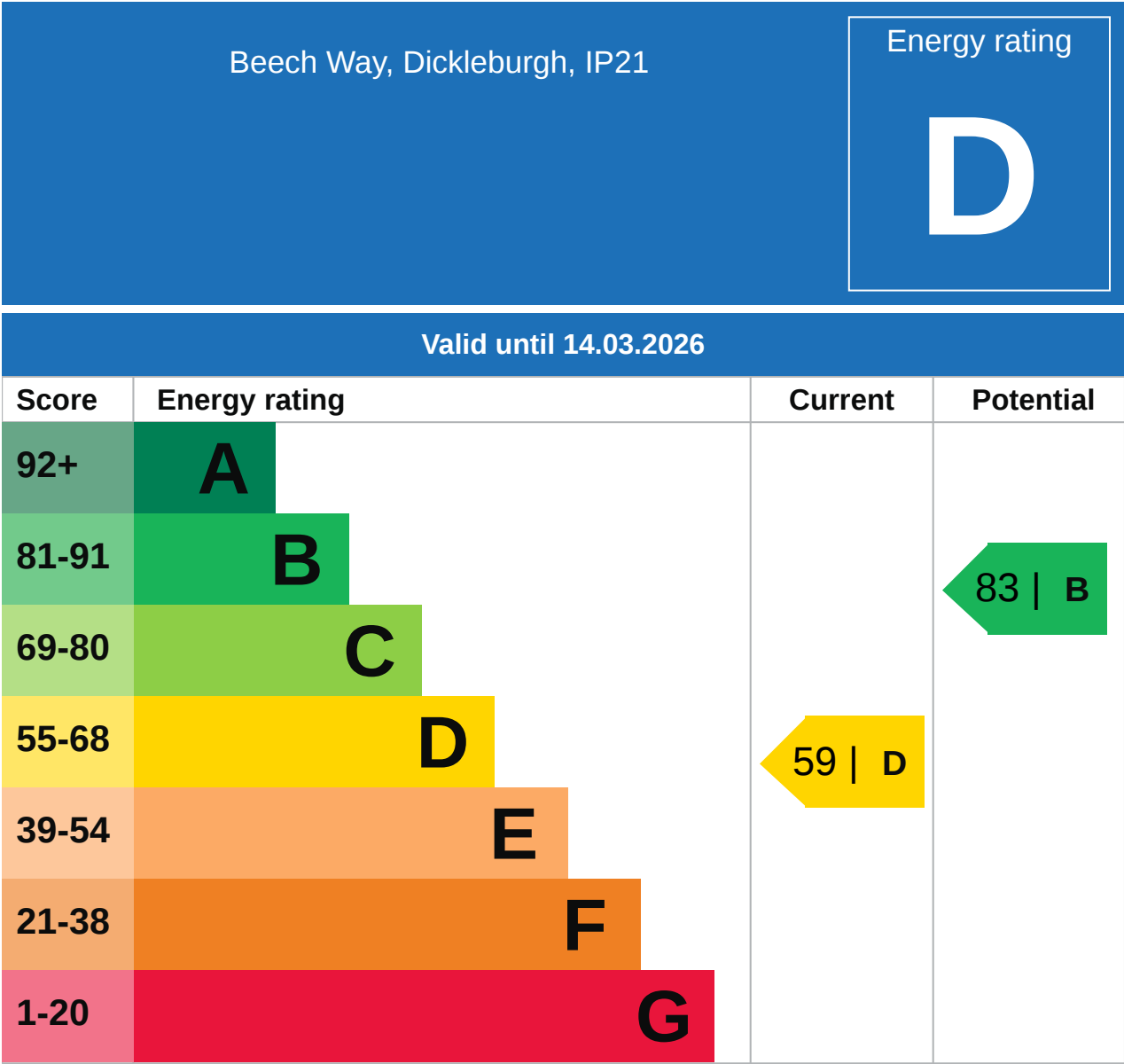






BEECH WAY, DICKLEBURGH, DISS, IP21





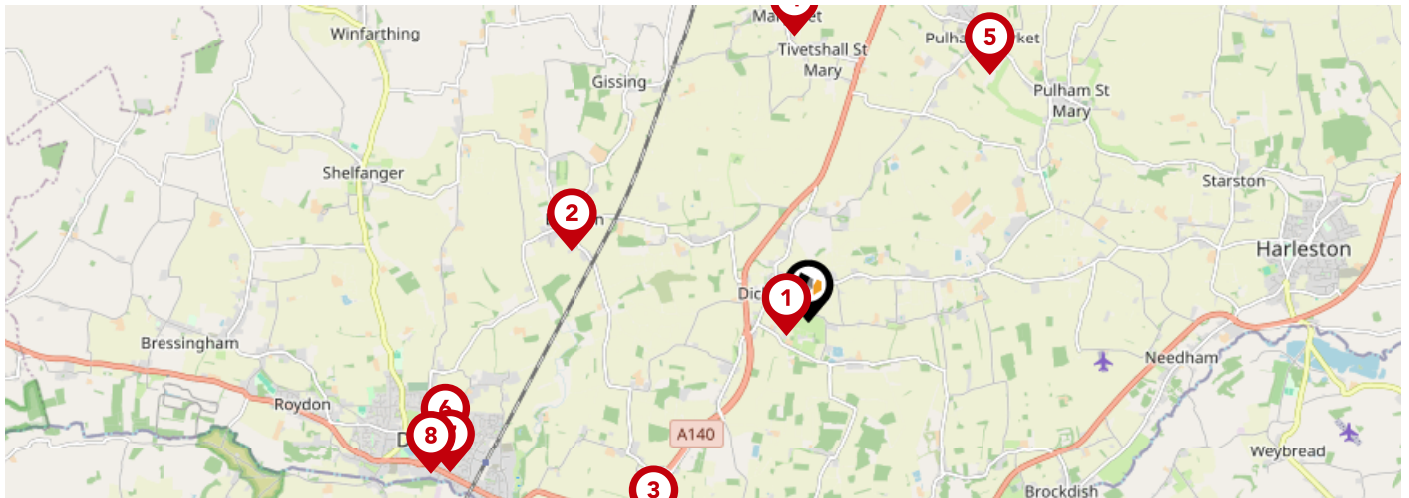




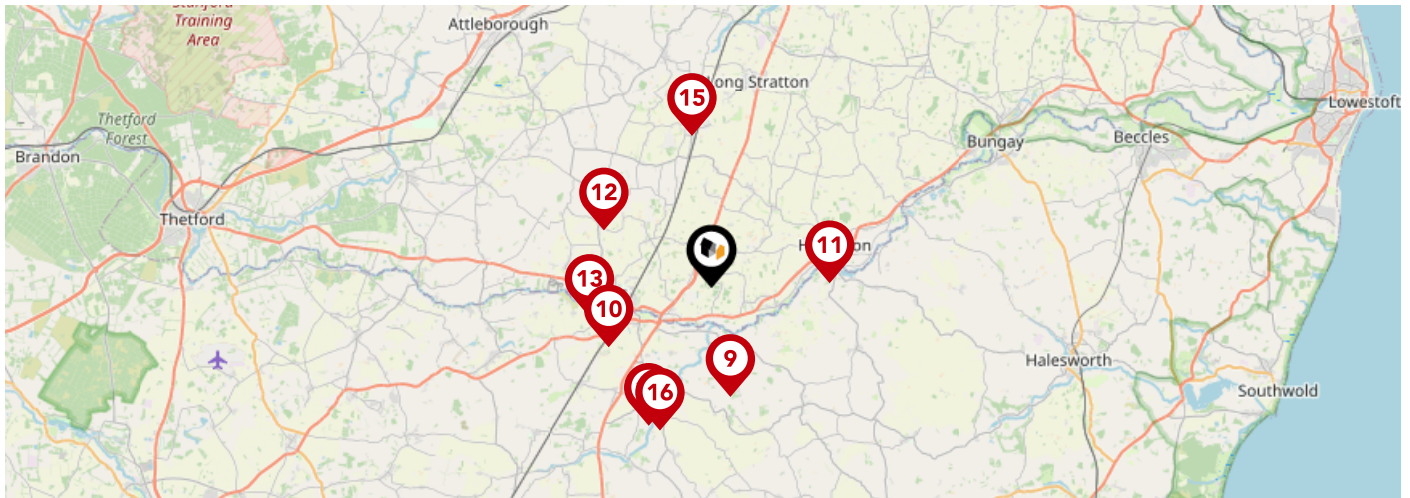
### Additional EPC Data









<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	66 m <sup>2</sup>





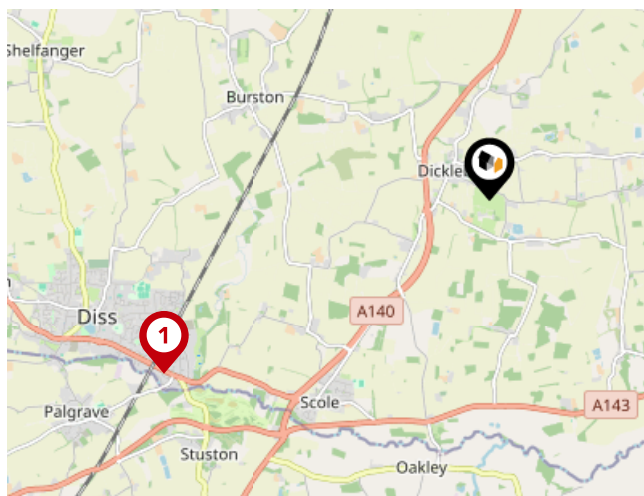
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Dickleburgh Church of England Primary Academy (With Pre-School)</b> Ofsted Rating: Outstanding   Pupils: 187   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Burston Community Primary School</b> Ofsted Rating: Good   Pupils: 36   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Scole Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 51   Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Tivetshall Community Primary School</b> Ofsted Rating: Good   Pupils: 28   Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Pulham Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 122   Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Diss High School</b> Ofsted Rating: Good   Pupils: 941   Distance:3.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Diss Infant Academy and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Diss Church of England Junior Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>St Edmund's Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Palgrave Church of England Primary School</b> Ofsted Rating: Good   Pupils: 82   Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Harleston Sancroft Academy (a 3-16 Church of England School)</b> Ofsted Rating: Not Rated   Pupils: 874   Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Voluntary Aided Primary School, Winfarthing</b> Ofsted Rating: Good   Pupils: 27   Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roydon Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hartismere School</b> Ofsted Rating: Outstanding   Pupils: 1063   Distance:5.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aslacton Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:5.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter and St Paul Church of England Primary School, Eye</b> Ofsted Rating: Good   Pupils: 181   Distance:5.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

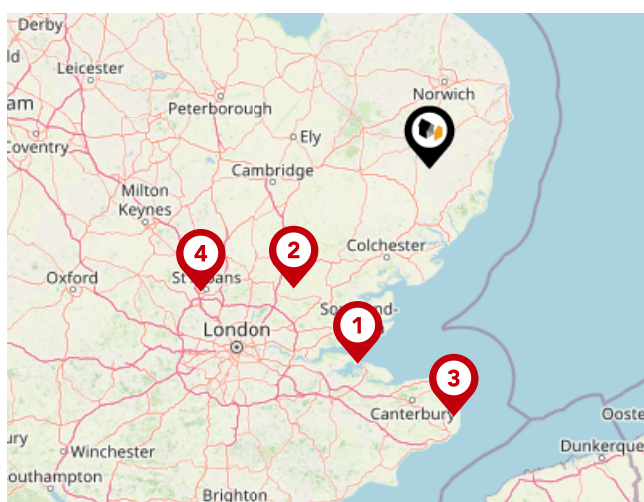
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	3.33 miles
2	Attleborough Rail Station	10.91 miles
3	Eccles Road Rail Station	10.75 miles



### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	60.89 miles
2	Stansted Airport	52.81 miles
3	Manston	72.92 miles
4	Luton Airport	75.58 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Catchpole Walk	0.1 miles
2	church	0.34 miles
3	Norwich Road	1.15 miles
4	Rectory Road	2.01 miles
5	The Half Moon	1.6 miles



### Whittleby Parish | Long Stratton

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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 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.



/whittleyparishmanagementltd



/whittleyparish



/whittleyparish/?hl=en

# Whittley Parish | Long Stratton

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