



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th July 2024



BRAISEWORTH ROAD, BRAISEWORTH, EYE, IP23

Whittley Parish | Long Stratton

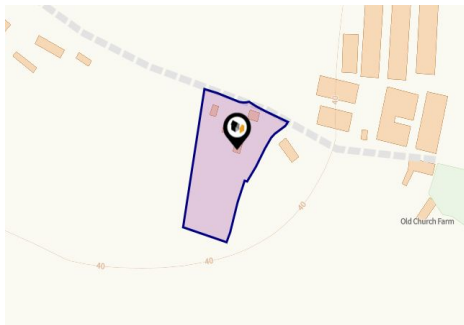
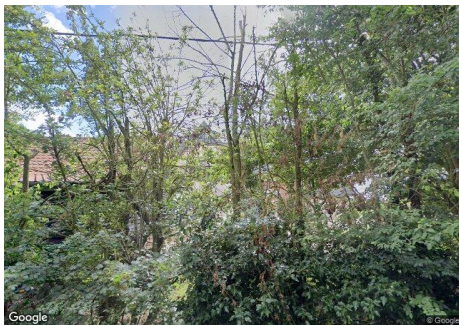
Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

liam@whittleyparish.com

www.whittleyparish.com





Property

Type:	Detached
Bedrooms:	5
Floor Area:	4,380 ft ² / 407 m ²
Plot Area:	1.38 acres
Council Tax :	Band F
Annual Estimate:	£3,050
Title Number:	SK346588

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	1000 mb/s

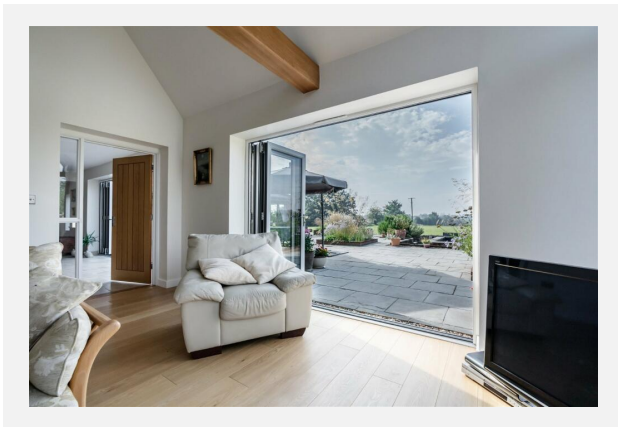
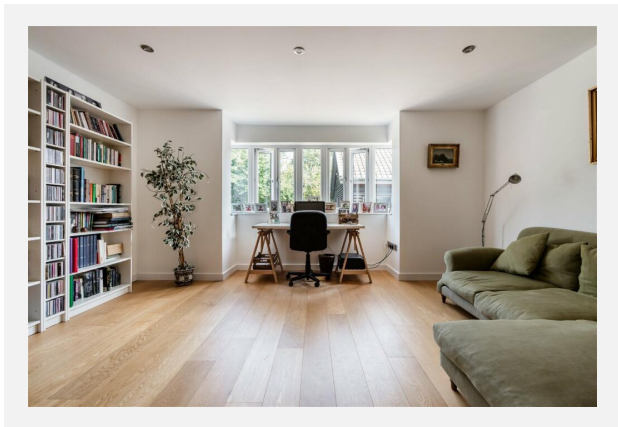
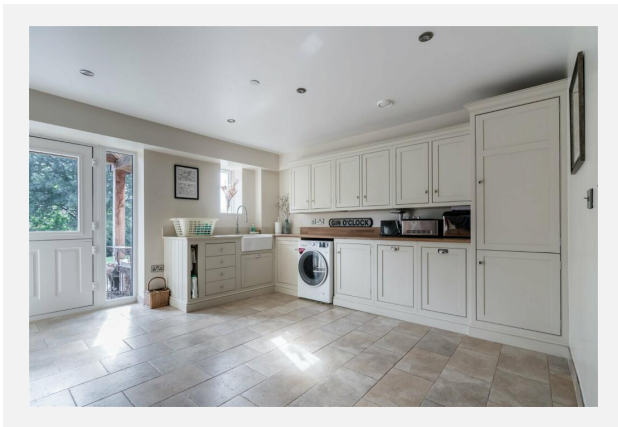
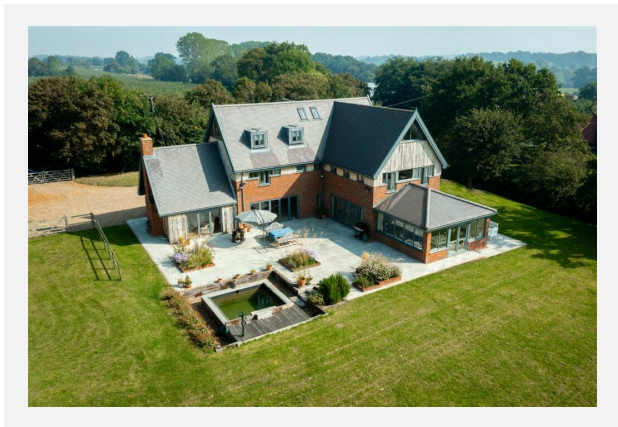
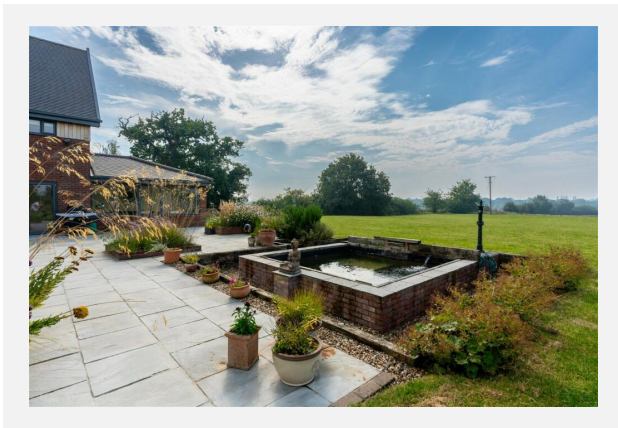
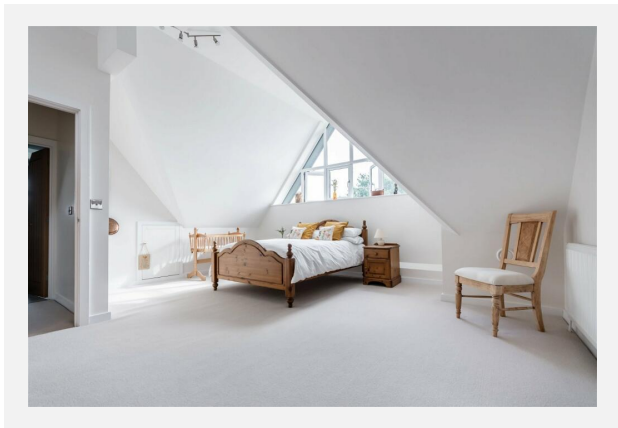
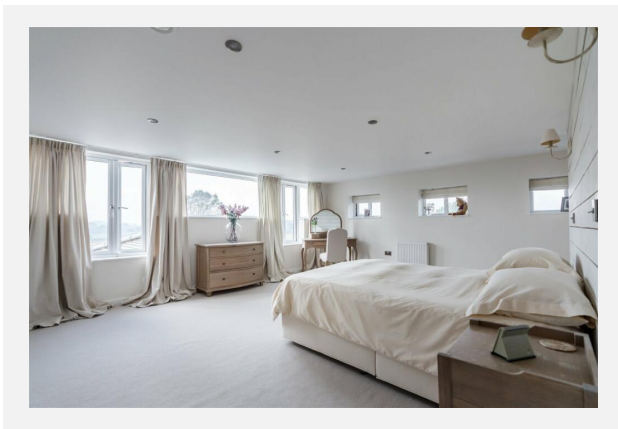
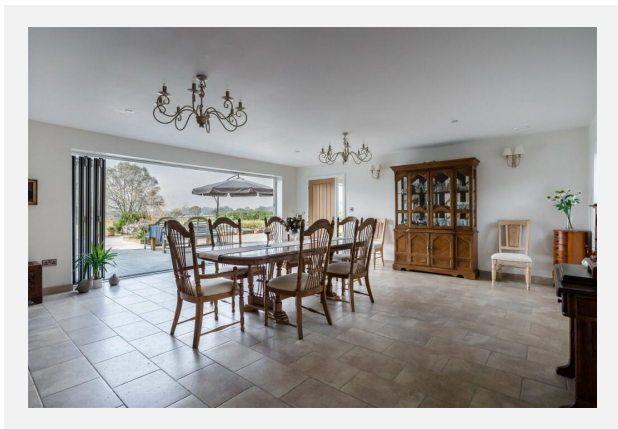
Mobile Coverage: (based on calls indoors)

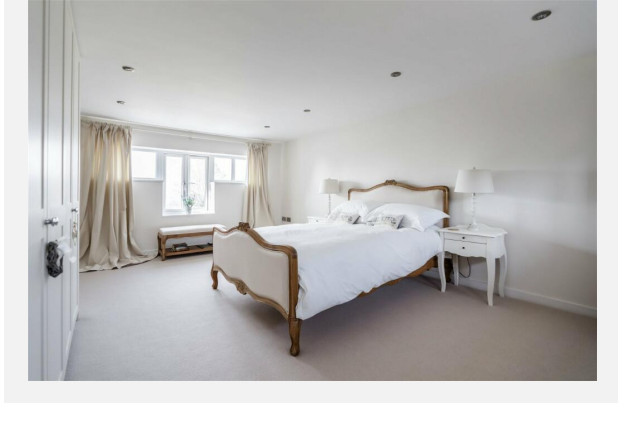
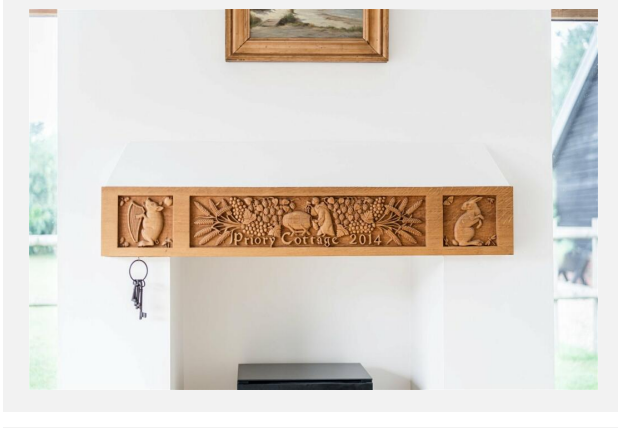
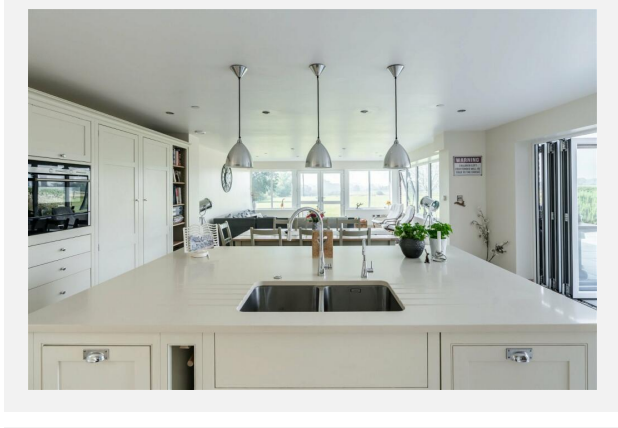
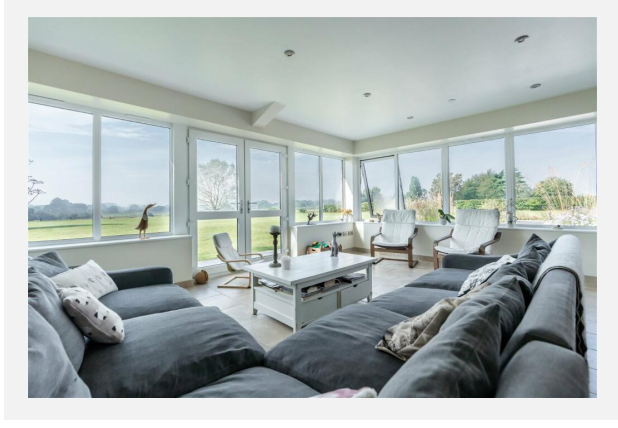
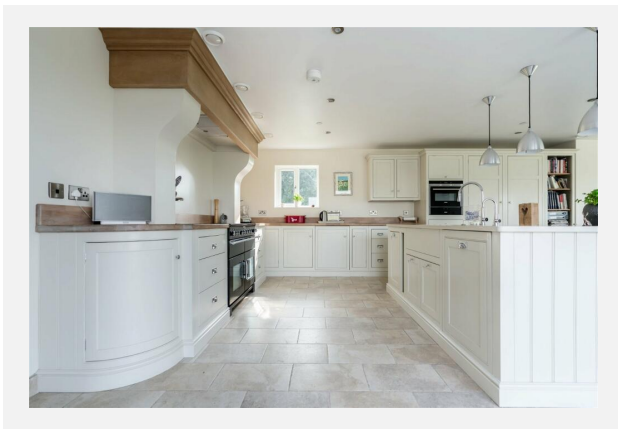
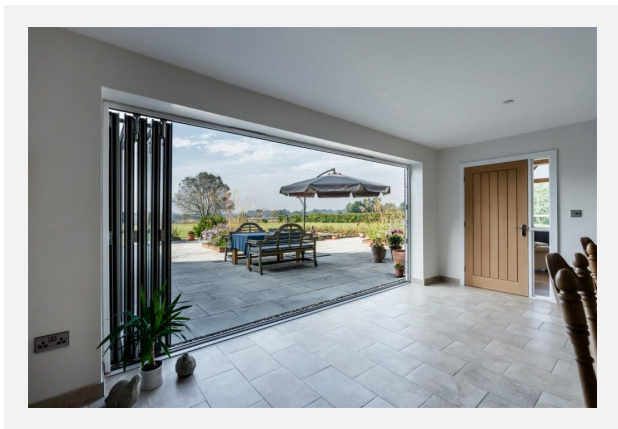


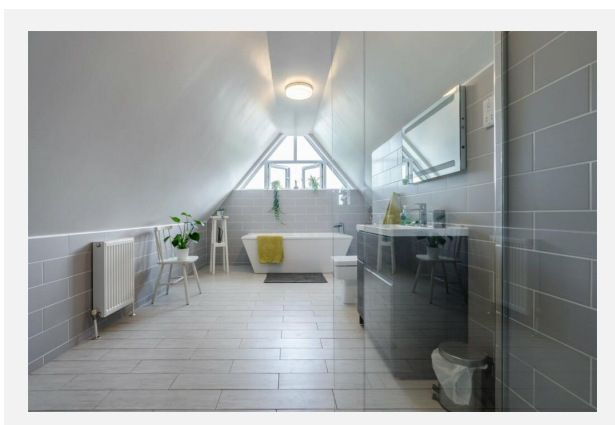
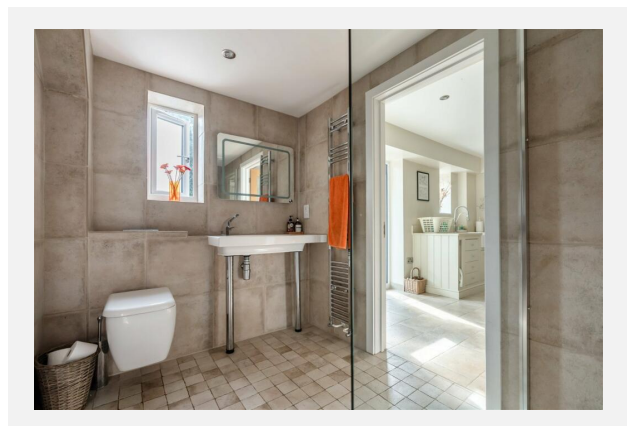
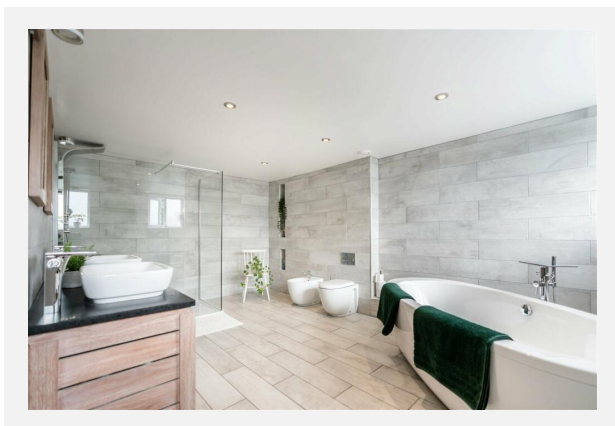
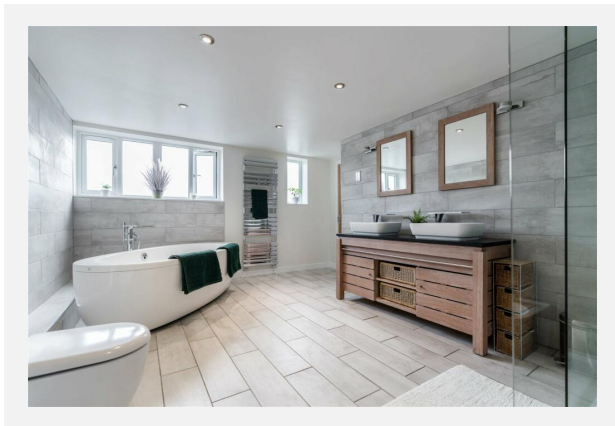
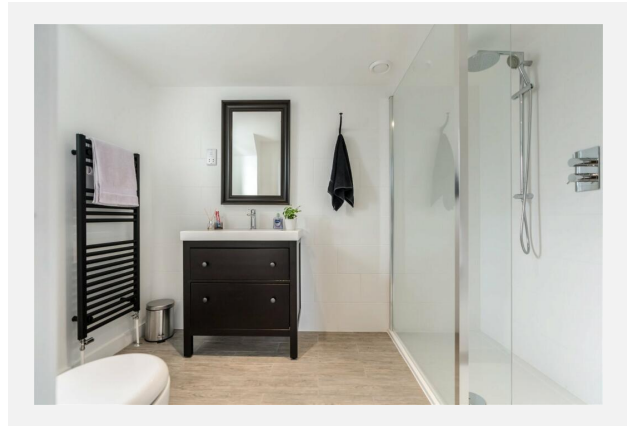
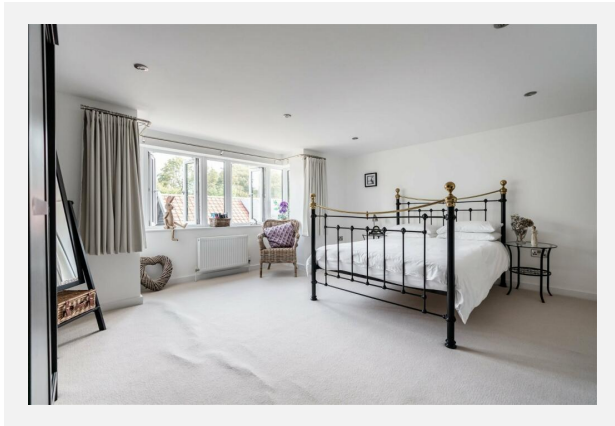
Satellite/Fibre TV Availability:











Gallery Photos





BRAISEWORTH ROAD, BRAISEWORTH, EYE, IP23

<p style="text-align: center;">Floor 0</p>	<p style="text-align: center;">Floor 1</p>	
<p style="text-align: center;">Floor 2</p>		<p>Approximate total area⁽¹⁾ 4631.62 ft²</p> <p>Reduced headroom 275.03 ft²</p> <p>(1) Excluding balconies and terraces</p> <p>☒ Reduced headroom (below 1.5m/4.92ft)</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>©IRAFFE360</p>



Braiseworth Lane, Braiseworth, IP23

Energy rating

B

Valid until 07.06.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

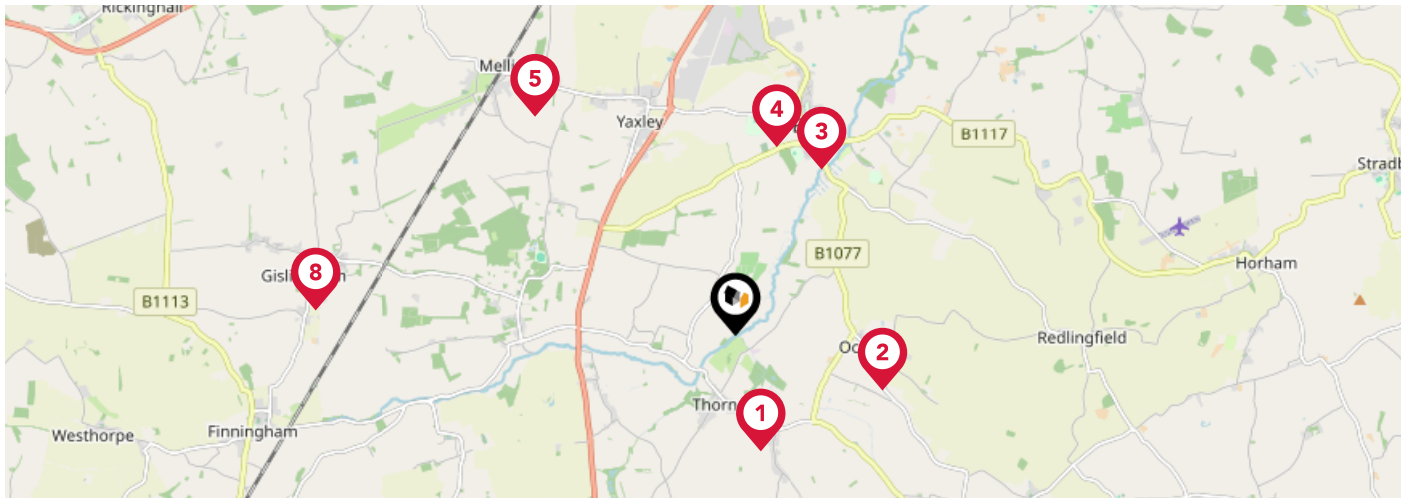
EPC - Additional Data



Additional EPC Data

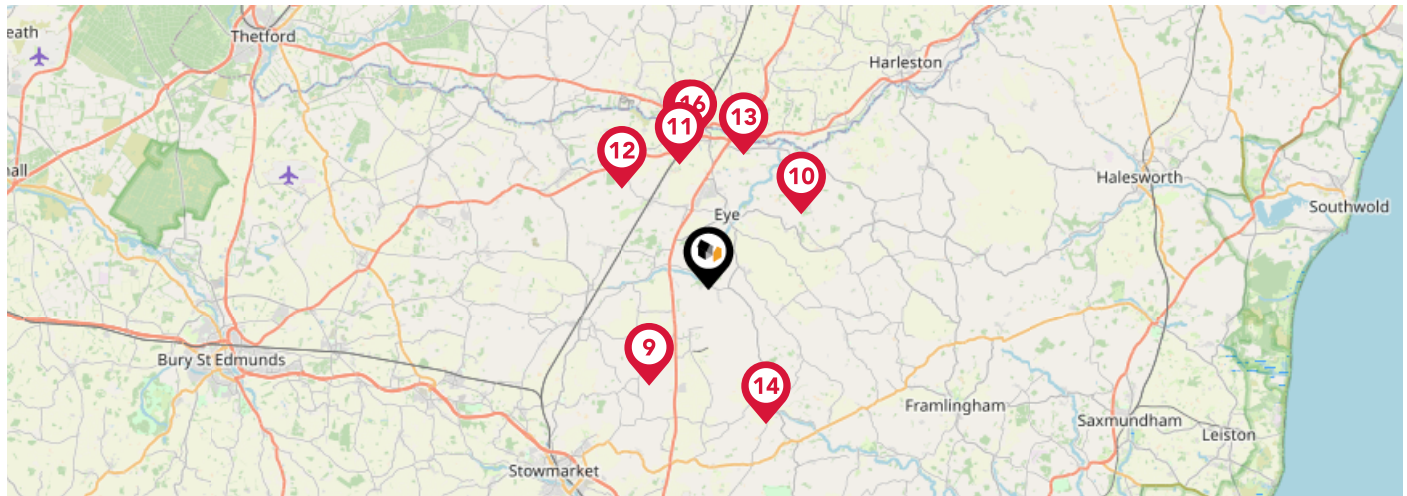
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.15 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m ² ·K
Roof Energy:	Good
Main Heating:	Air source heat pump, Underfloor heating and radiators, pipes in screed above insulation, electric
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.19 W/m ² ·K
Total Floor Area:	407 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Thorndon Church of England Voluntary Controlled Primary School Ofsted Rating: Requires Improvement Pupils: 66 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Occold Primary School Ofsted Rating: Good Pupils: 67 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 186 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hartismere School Ofsted Rating: Outstanding Pupils: 991 Distance:1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 171 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wetheringsett Manor School Ofsted Rating: Not Rated Pupils:0 Distance:2.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 28 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Gislingham Church of England Primary School Ofsted Rating: Outstanding Pupils: 132 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

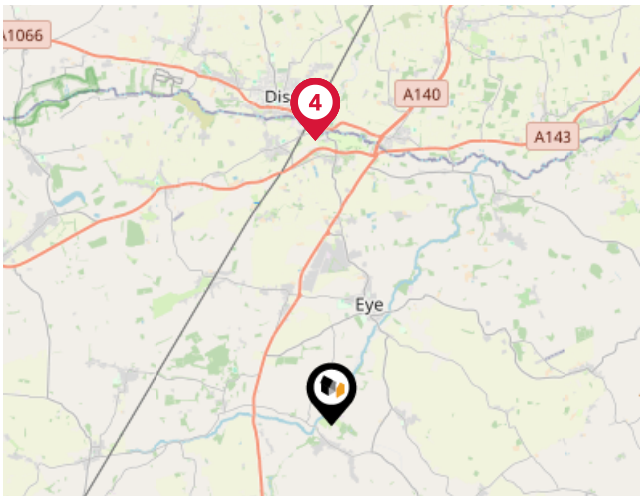
Area Schools



		Nursery	Primary	Secondary	College	Private
 Mendlesham Primary School Ofsted Rating: Good Pupils: 111 Distance:4.06		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Edmund's Primary School Ofsted Rating: Good Pupils: 84 Distance:4.31		<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:4.66		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wortham Primary School Ofsted Rating: Outstanding Pupils: 101 Distance:4.83		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Scole Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 79 Distance:5.08		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Requires Improvement Pupils: 191 Distance:5.31		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Diss Church of England Junior Academy Ofsted Rating: Inadequate Pupils: 209 Distance:5.41		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Diss Infant Academy and Nursery Ofsted Rating: Good Pupils: 164 Distance:5.42		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

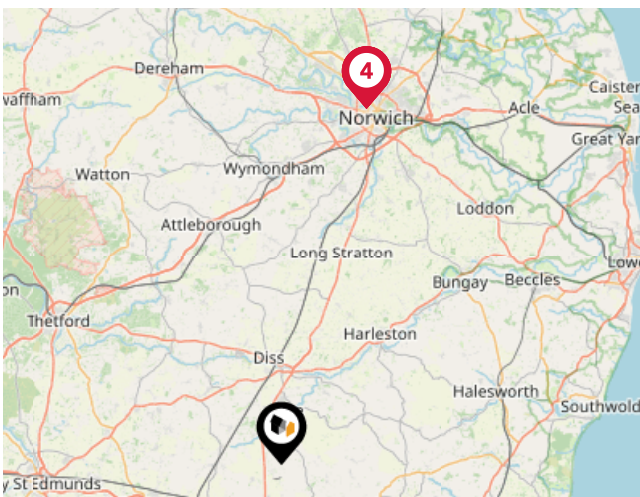
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.16 miles
2	Diss Rail Station	5.16 miles
3	Diss Rail Station	5.16 miles
4	Diss Rail Station	5.16 miles

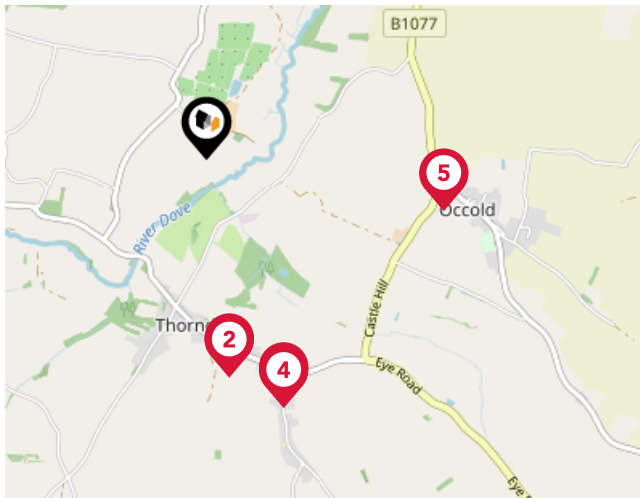


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	26.36 miles
2	International Airport	26.36 miles
3	Airport Passenger Terminal	26.39 miles
4	Norwich International Airport	26.39 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Black Horse	0.98 miles
2	Black Horse	1 miles
3	Church	1.17 miles
4	Church	1.18 miles
5	Occold Turn	1.1 miles



Whittley Parish | Long Stratton

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.



[/whittleyparishmanagementltd](#)



[/whittleyparish](#)



[/whittleyparish/?hl=en](#)

Whittleby Parish | Long Stratton

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Whittleby Parish | Long Stratton

Beatrix Potter Cottage, The Street Long
Stratton NR15 2XJ
01508 531331
liam@whittlebyparish.com
www.whittlebyparish.com

