

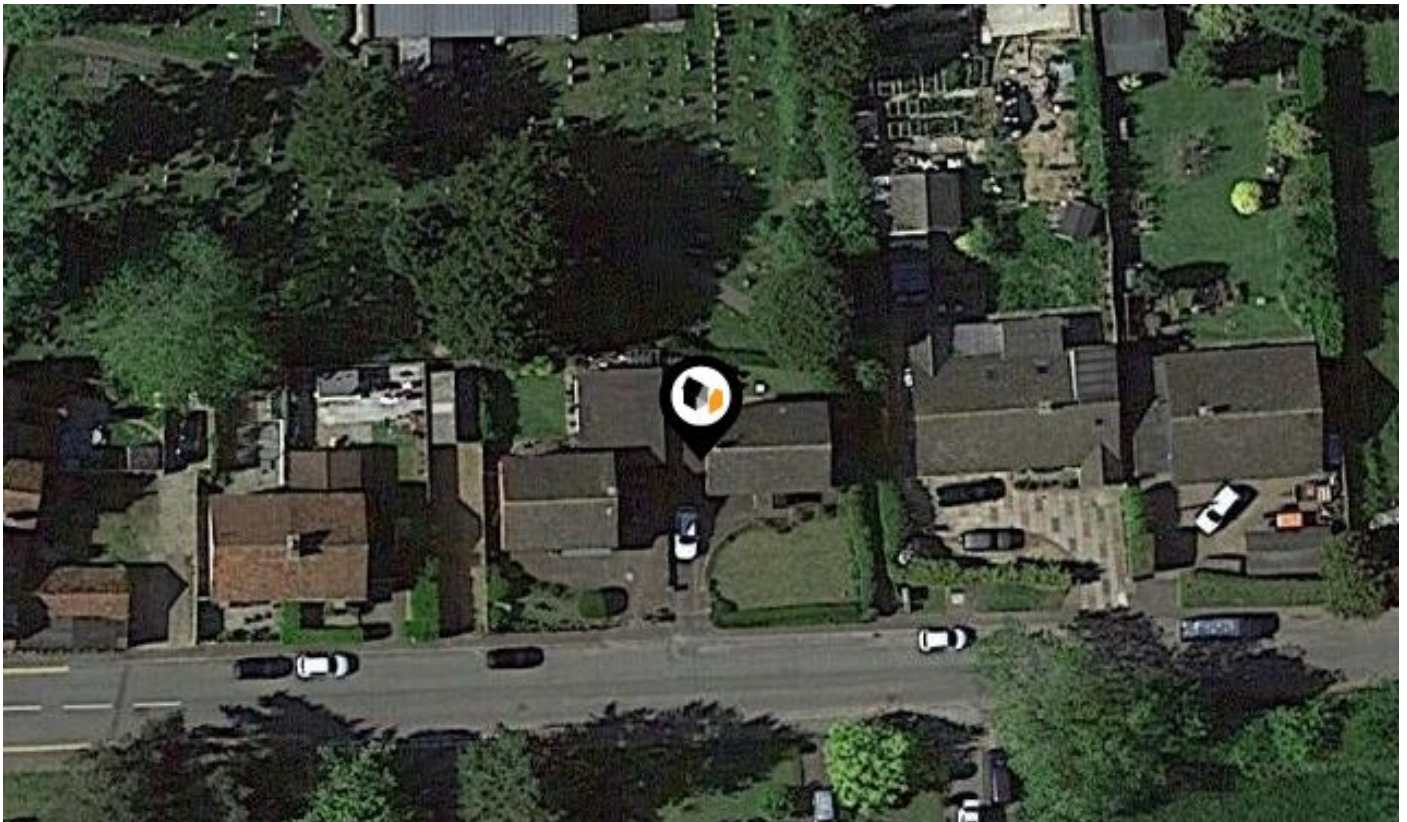


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th July 2024



HALL LANE, LONG STRATTON, NORWICH, NR15

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

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www.whittleyparish.com





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,248 ft ² / 116 m ²
Council Tax :	Band D
Annual Estimate:	£2,258

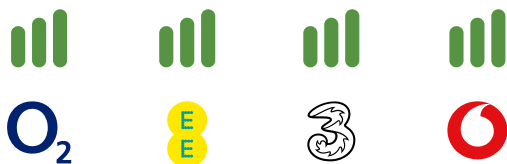
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

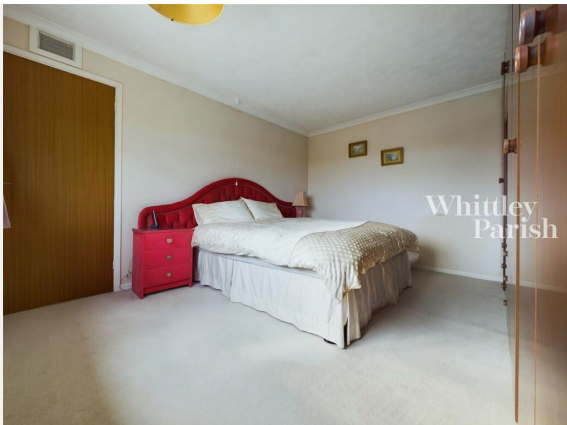
17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

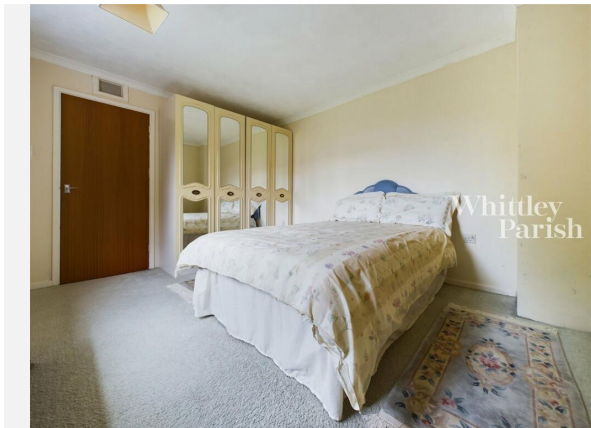


Satellite/Fibre TV Availability:



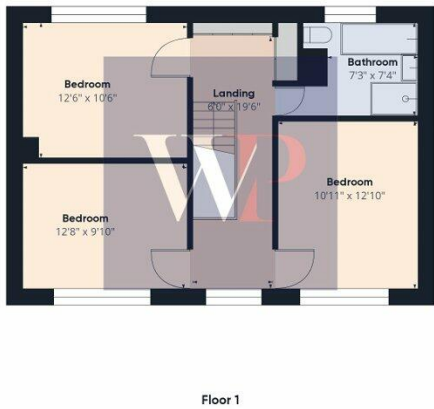
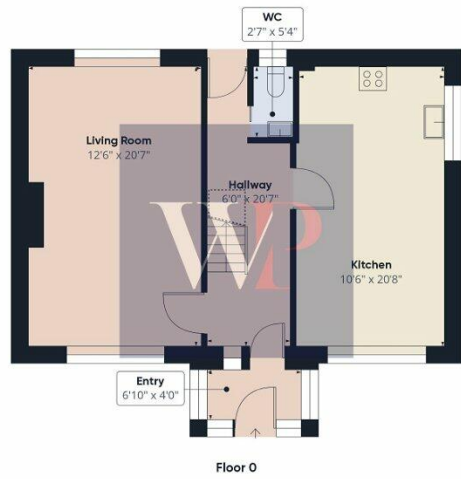


Gallery Photos





HALL LANE, LONG STRATTON, NORWICH, NR15



Approximate total area[®]
1211.7 ft²

Reduced headroom
14.29 ft²

(1) Excluding balconies and terraces

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.

GIRAFFE 360



Hall Lane, Long Stratton, NR15

Energy rating

E

Valid until 05.06.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Property

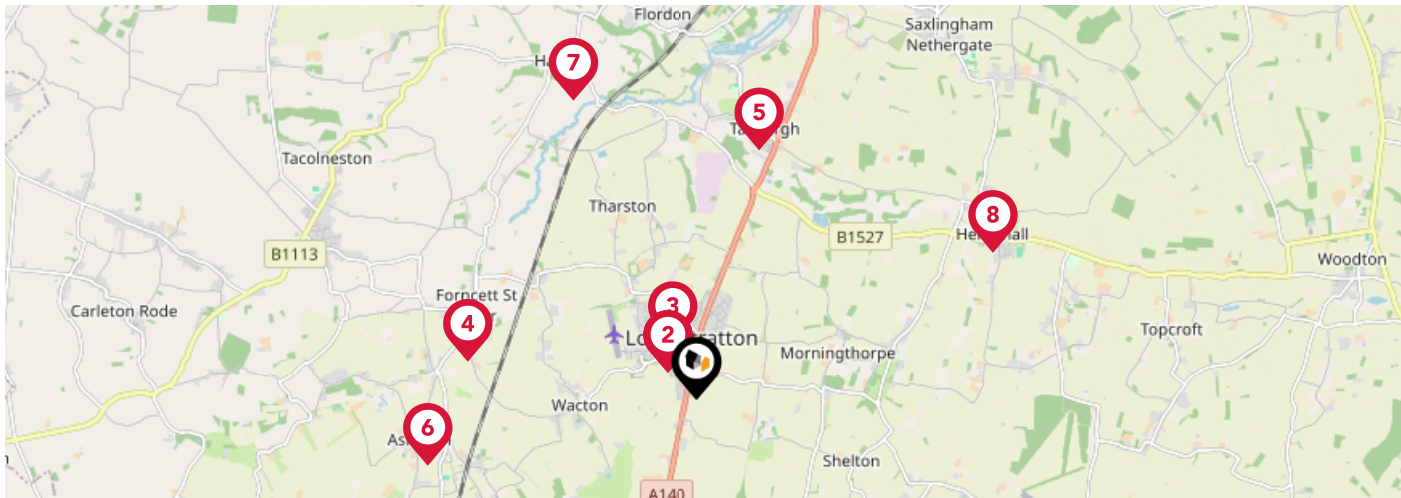
EPC - Additional Data



Additional EPC Data

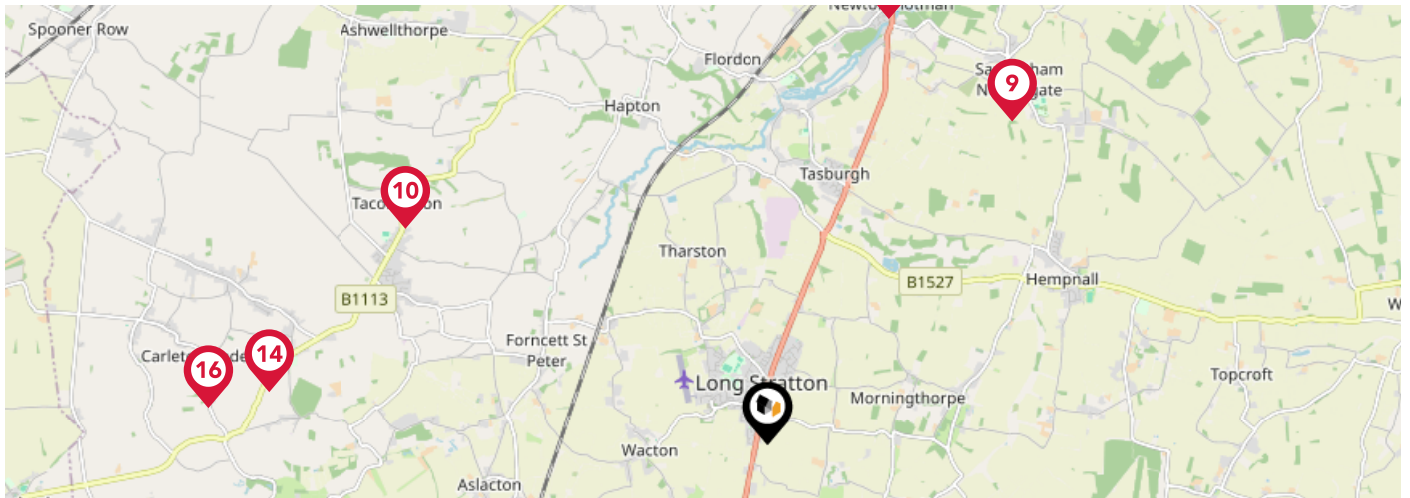
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Warm air, oil
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 47% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	116 m ²









Area Schools



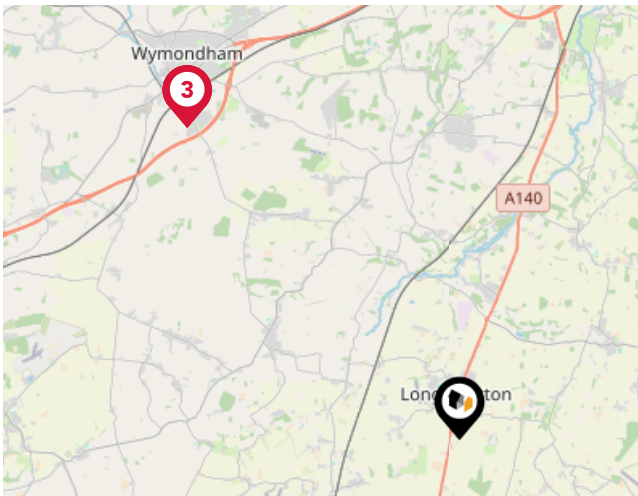
	Nursery	Primary	Secondary	College	Private
1 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 182 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Long Stratton High School Ofsted Rating: Good Pupils: 586 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Mary's Church of England Junior School Ofsted Rating: Good Pupils: 212 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Forncett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 104 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Preston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 123 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Aslacton Primary School Ofsted Rating: Good Pupils: 61 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 37 Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Hempnall Primary School Ofsted Rating: Good Pupils: 137 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



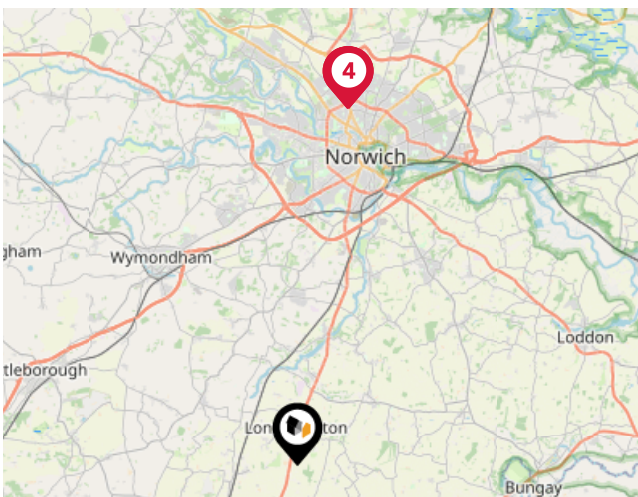
	Nursery	Primary	Secondary	College	Private
 Saxlingham Nethergate CofE VC Primary School Ofsted Rating: Good Pupils: 64 Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tacolneston Church of England Primary Ofsted Rating: Good Pupils: 106 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pulham Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 14 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Newton Flotman Church of England Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bunwell Primary School Ofsted Rating: Good Pupils: 89 Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 113 Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 48 Distance:5.06	<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	Wymondham Rail Station	7.46 miles
2	Wymondham Rail Station	7.46 miles
3	rail station	7.46 miles

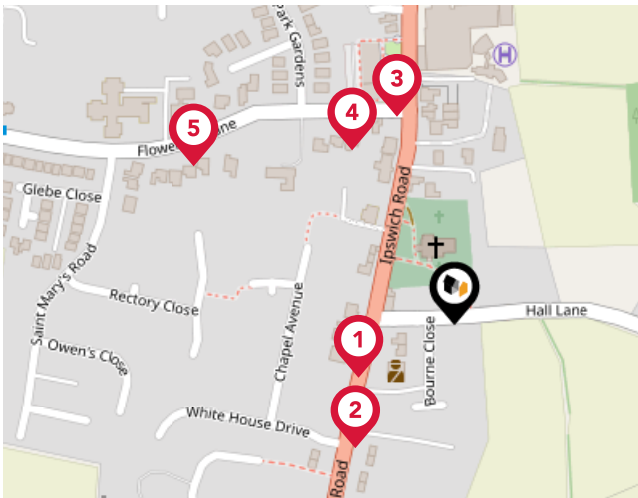


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	12.98 miles
2	International Airport	12.98 miles
3	Airport Passenger Terminal	13 miles
4	Norwich International Airport	13 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Police Station	0.06 miles
2	Police Station	0.09 miles
3	Ice House Court	0.12 miles
4	Flowerpot Lane	0.11 miles
5	St Mary's Road	0.17 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.



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Whittley Parish | Long Stratton

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