

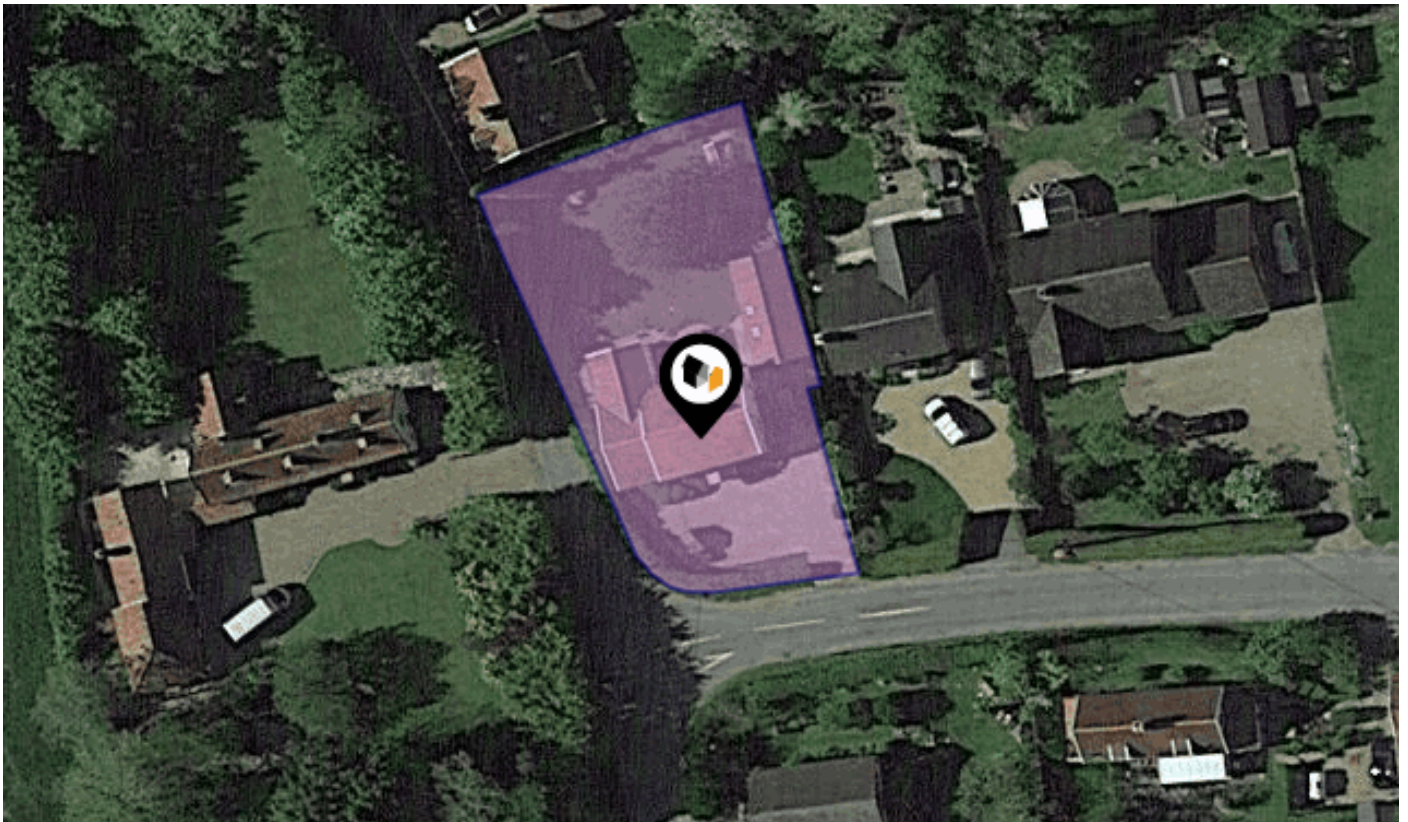


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19th June 2024



HILL HOUSE, HILL ROAD, TIBENHAM, NORWICH, NR16 1NX

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

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Property

Type:	Detached	Last Sold Date:	28/06/2007
Bedrooms:	4	Last Sold Price:	£315,000
Floor Area:	1,872 ft ² / 174 m ²	Last Sold £/ft²:	£168
Plot Area:	0.19 acres	Tenure:	Freehold
Council Tax :	Band G		
Annual Estimate:	£3,763		
Title Number:	NK251270		
UPRN:	2630144105		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



HILL HOUSE, HILL ROAD, TIBENHAM, NR16 1NX

Energy rating

D

Valid until 28.08.2033

Certificate number
 2013-3029-7208-2757-7204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

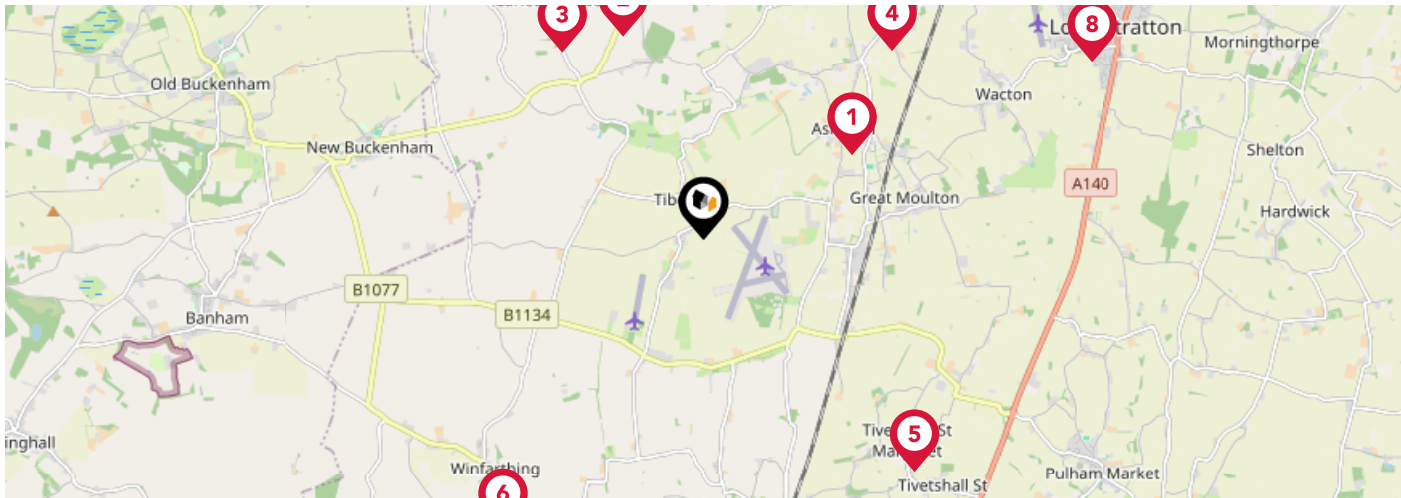
EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 87% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	174 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Aslacton Primary School Ofsted Rating: Good Pupils: 61 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Bunwell Primary School Ofsted Rating: Good Pupils: 89 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 48 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Fornsett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 104 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 14 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 71 Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Tacolneston Church of England Primary Ofsted Rating: Good Pupils: 106 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 182 Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

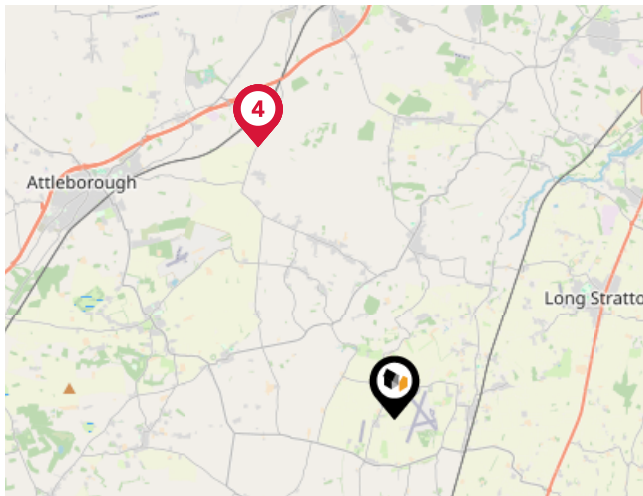
Area Schools



		Nursery	Primary	Secondary	College	Private
	Long Stratton High School Ofsted Rating: Good Pupils: 586 Distance:3.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Junior School Ofsted Rating: Good Pupils: 212 Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorn Park School Ofsted Rating: Inadequate Pupils: 84 Distance:4.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pulham Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Buckenham High School Ofsted Rating: Good Pupils: 551 Distance:4.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Banham Primary School Ofsted Rating: Outstanding Pupils: 111 Distance:4.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 219 Distance:4.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

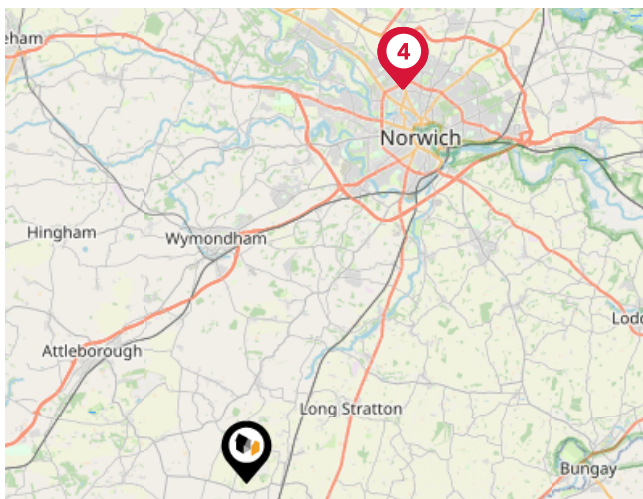
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Spooner Row Rail Station	5.49 miles
2	Spooner Row Rail Station	5.49 miles
3	Spooner Row Rail Station	5.49 miles
4	Spooner Row Rail Station	5.49 miles

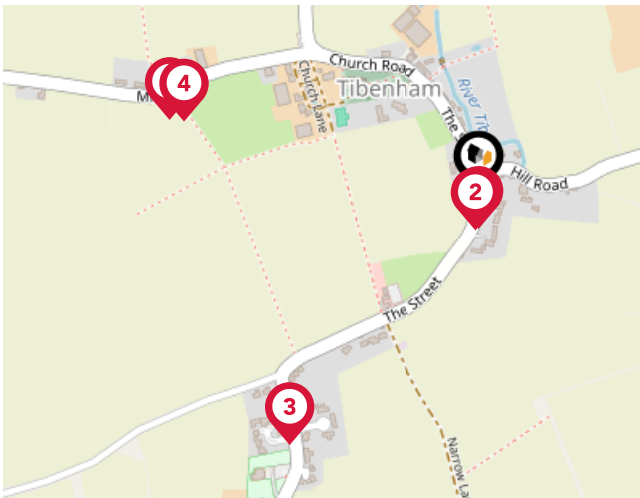


Airports/Helipads

Pin	Name	Distance
1	International Airport	15.27 miles
2	Norwich International Airport	15.27 miles
3	Airport Passenger Terminal	15.3 miles
4	Norwich International Airport	15.3 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Old Post Office	0.04 miles
2	Old Post Office	0.04 miles
3	Pristow Green Lane	0.36 miles
4	Mill Road	0.34 miles
5	Mill Road	0.36 miles



Whittleby Parish | Long Stratton

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.



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Whittley 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.



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