

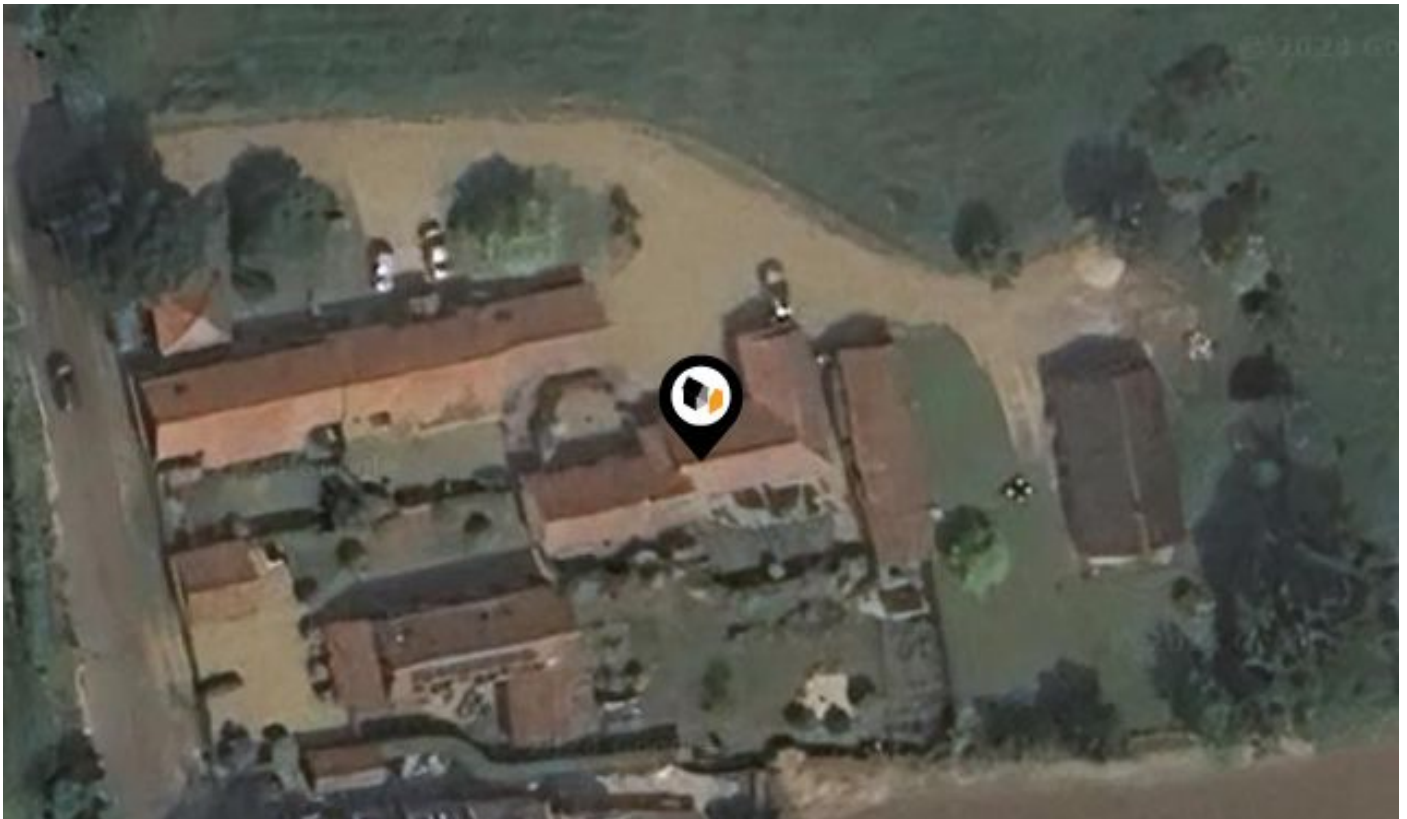


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11<sup>th</sup> July 2024



**THE STREET, TIVETSHALL ST. MARY, NORWICH, NR15**

## Whittley Parish | Long Stratton

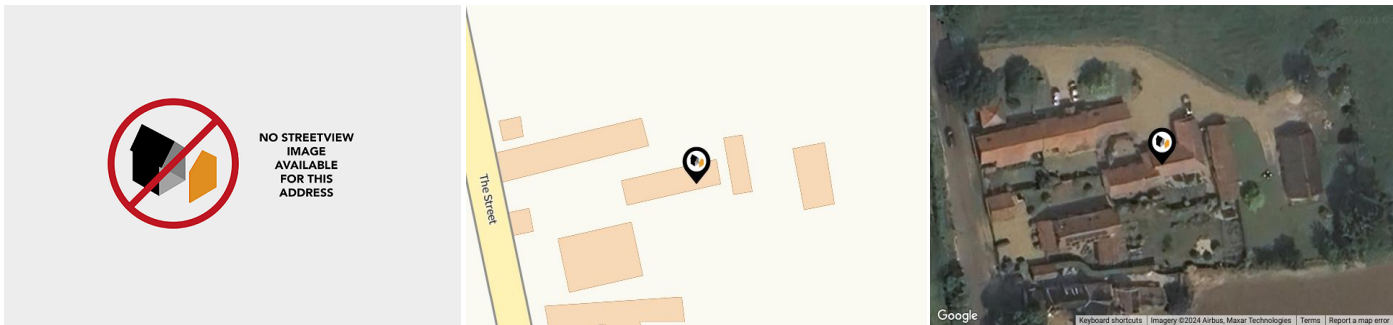
Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

liam@whittleyparish.com

www.whittleyparish.com





## Property

|                         |  |
|-------------------------|--|
| <b>Type:</b>            | Detached                                   |
| <b>Bedrooms:</b>        | 2  |
| <b>Floor Area:</b>      | 1,463 ft <sup>2</sup> / 136 m <sup>2</sup> |
| <b>Year Built :</b>     | 1983-1990                                  |
| <b>Council Tax :</b>    | Band C                                     |
| <b>Annual Estimate:</b> | £2,007                                     |

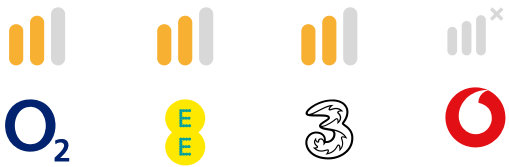
## Local Area

|                           |          |
|---------------------------|----------|
| <b>Local Authority:</b>   | Norfolk  |
| <b>Conservation Area:</b> | No       |
| <b>Flood Risk:</b>        |          |
| • Rivers & Seas           | No Risk  |
| • Surface Water           | Very Low |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                  |                   |                     |
|------------------|-------------------|---------------------|
| <b>3</b><br>mb/s | <b>66</b><br>mb/s | <b>1000</b><br>mb/s |
|                  |                   |                     |

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:















THE STREET, TIVETSHALL ST. MARY, NORWICH, NR15



Floor 0 Building 1



Approximate total area<sup>(1)</sup>  
1573.48 ft<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terrace

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

GIRAFFE360



The Street, Tivetshall St. Mary, NORWICH, NR15

Energy rating

**E**

Valid until 14.06.2034

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

# Property

## EPC - Additional Data

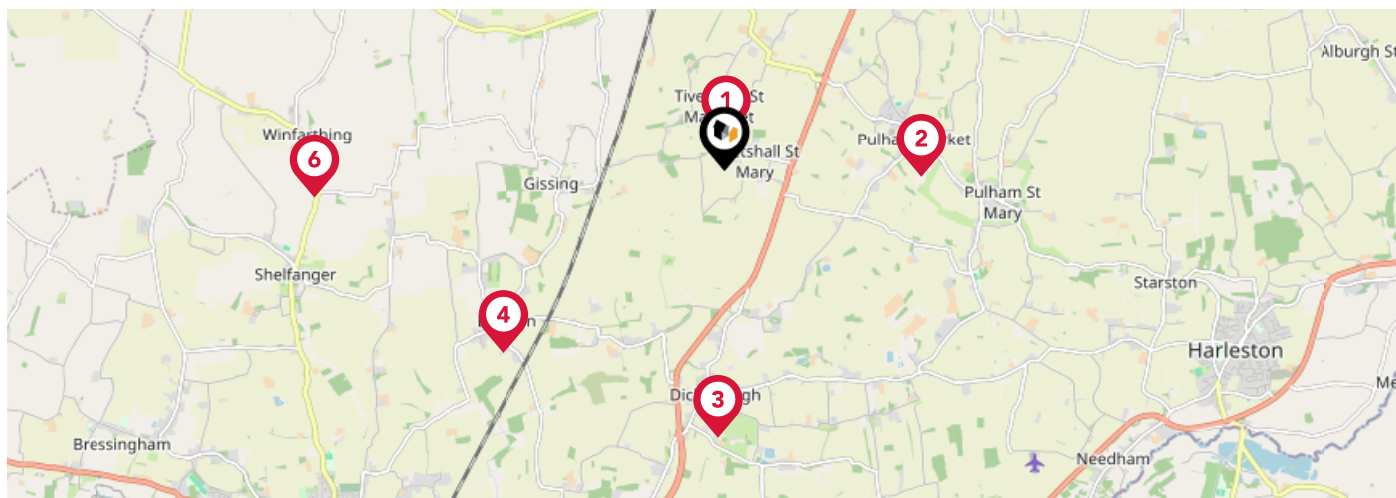
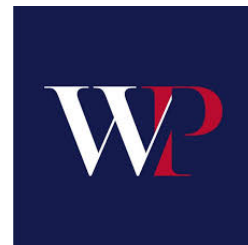


### Additional EPC Data

|                                      |   |
|--------------------------------------|---|
| <b>Property Type:</b>                | Detached bungalow                           |
| <b>Walls:</b>                        | Cob, as built                               |
| <b>Walls Energy:</b>                 | Good  |
| <b>Roof:</b>                         | Pitched, 200 mm loft insulation             |
| <b>Roof Energy:</b>                  | Good  |
| <b>Window:</b>                       | Fully double glazed                         |
| <b>Window Energy:</b>                | Good  |
| <b>Main Heating:</b>                 | Boiler and radiators, oil                   |
| <b>Main Heating Energy:</b>          | Average                                     |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs        |
| <b>Main Heating Controls Energy:</b> | Good  |
| <b>Hot Water System:</b>             | From main system                            |
| <b>Hot Water Energy Efficiency:</b>  | Average                                     |
| <b>Lighting:</b>                     | Low energy lighting in 82% of fixed outlets |
| <b>Lighting Energy:</b>              | Very good                                   |
| <b>Floors:</b>                       | Solid, no insulation (assumed)              |
| <b>Secondary Heating:</b>            | Room heaters, wood logs                     |
| <b>Total Floor Area:</b>             | 136 m <sup>2</sup>                          |

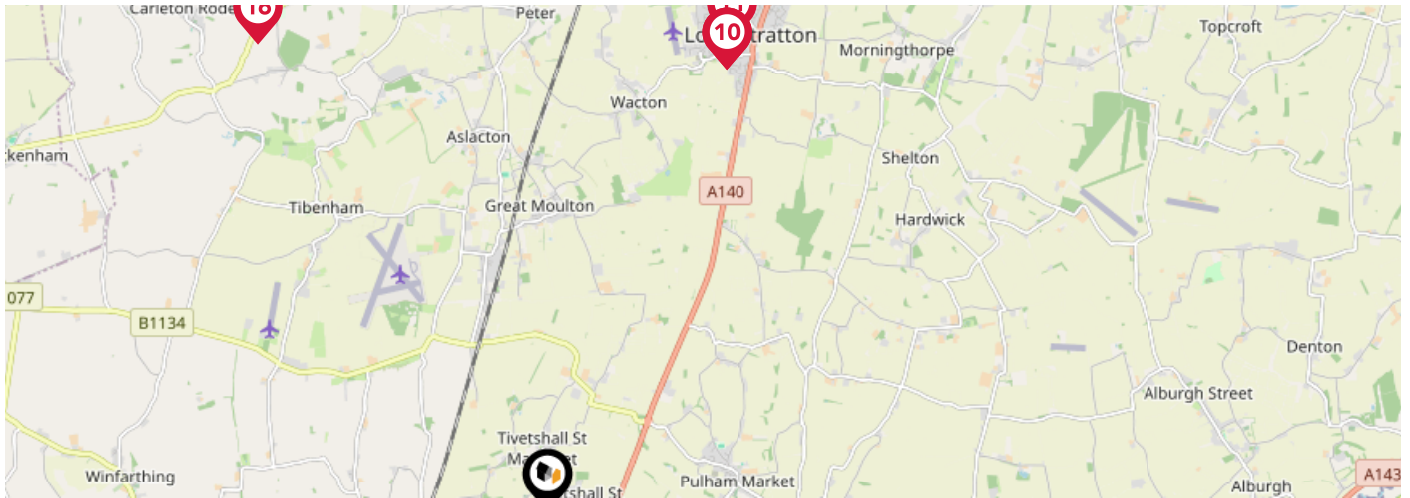


# Area Schools



|  | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <p><b>1</b> Tivetshall Community Primary School</p> <p>Ofsted Rating: Good   Pupils: 14   Distance:0.28</p>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>2</b> Pulham Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 131   Distance:1.78</p>                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>3</b> Dickleburgh Church of England Primary Academy (With Pre-School)</p> <p>Ofsted Rating: Outstanding   Pupils: 184   Distance:2.42</p>    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>4</b> Burston Community Primary School</p> <p>Ofsted Rating: Good   Pupils: 36   Distance:2.59</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>5</b> Aslacton Primary School</p> <p>Ofsted Rating: Good   Pupils: 61   Distance:3.2</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>6</b> All Saints Church of England Voluntary Aided Primary School, Winfarthing</p> <p>Ofsted Rating: Good   Pupils: 71   Distance:3.71</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>7</b> Forncett St Peter Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Outstanding   Pupils: 104   Distance:4.09</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>8</b> Scale Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good   Pupils: 79   Distance:4.29</p>                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools



|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>Manor Field Infant and Nursery School</b><br/>Ofsted Rating: Good   Pupils: 182   Distance:4.3</p>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>Long Stratton High School</b><br/>Ofsted Rating: Good   Pupils: 586   Distance:4.3</p>                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>St Mary's Church of England Junior School</b><br/>Ofsted Rating: Good   Pupils: 212   Distance:4.57</p>                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>Diss High School</b><br/>Ofsted Rating: Good   Pupils: 931   Distance:4.65</p>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>Diss Infant Academy and Nursery</b><br/>Ofsted Rating: Good   Pupils: 164   Distance:4.79</p>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Archbishop Sancroft High School (A Church of England Academy)</b><br/>Ofsted Rating: Good   Pupils: 455   Distance:4.88</p> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>Diss Church of England Junior Academy</b><br/>Ofsted Rating: Inadequate   Pupils: 209   Distance:4.92</p>                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>Bunwell Primary School</b><br/>Ofsted Rating: Good   Pupils: 89   Distance:4.97</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



### 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](#)

# 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.



### 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.



### Whittley Parish | Long Stratton

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

