

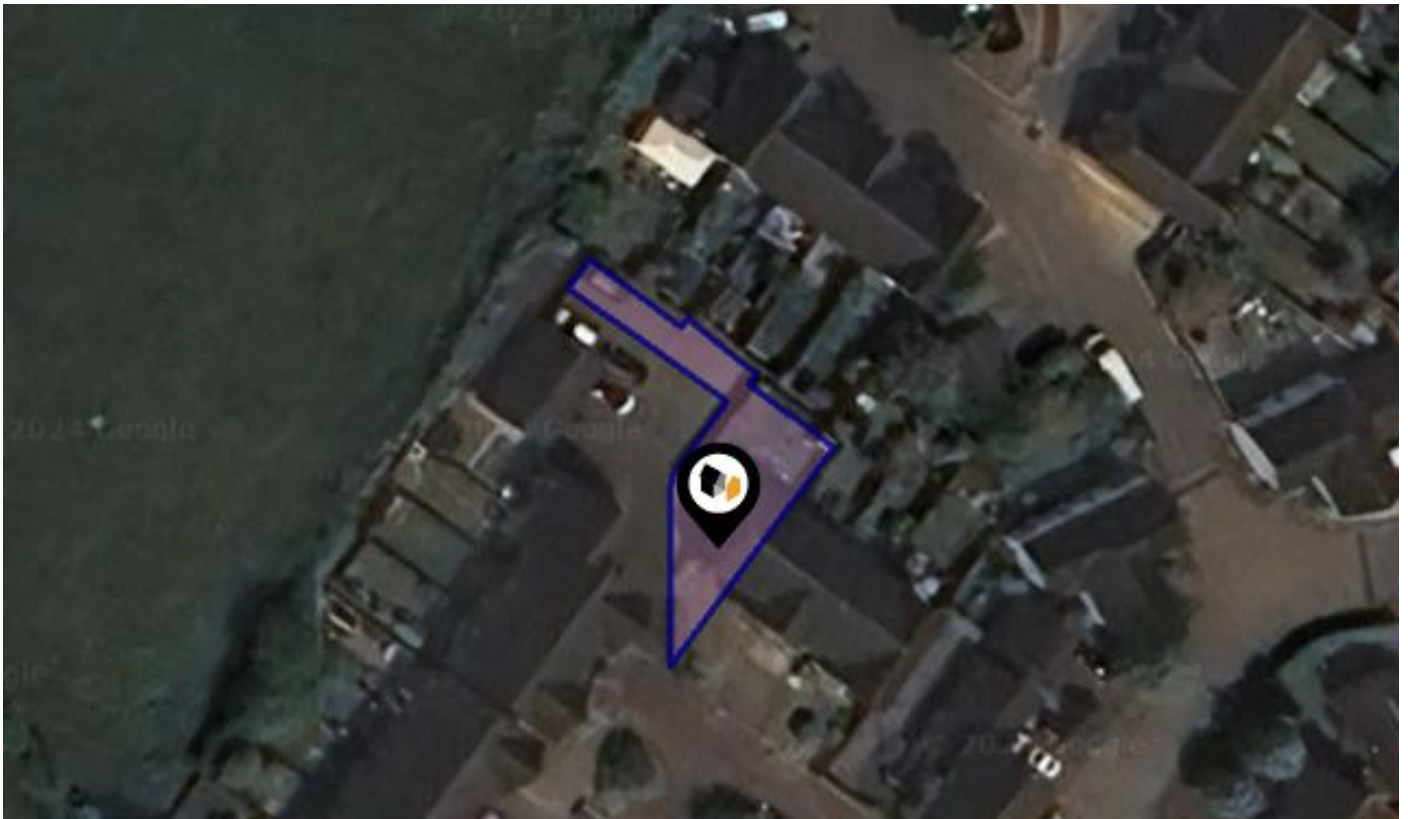


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th July 2024



ALAN AVENUE, NEWTON FLOTMAN, NORWICH, NR15

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

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www.whittleyparish.com





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	656 ft ² / 61 m ²		
Plot Area:	0.05 acres		
Year Built :	2001		
Council Tax :	Band B		
Annual Estimate:	£1,756		
Title Number:	NK263826		

Local Area

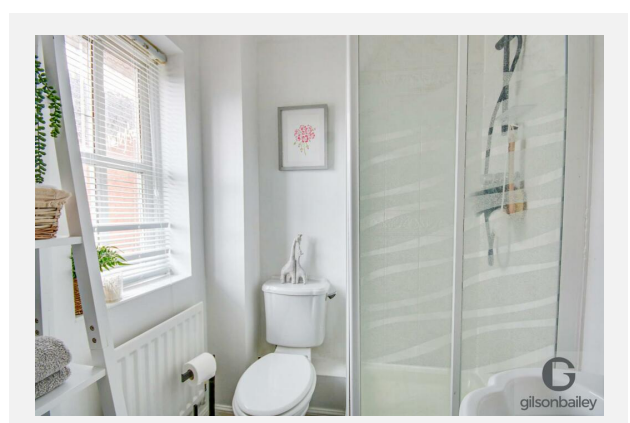
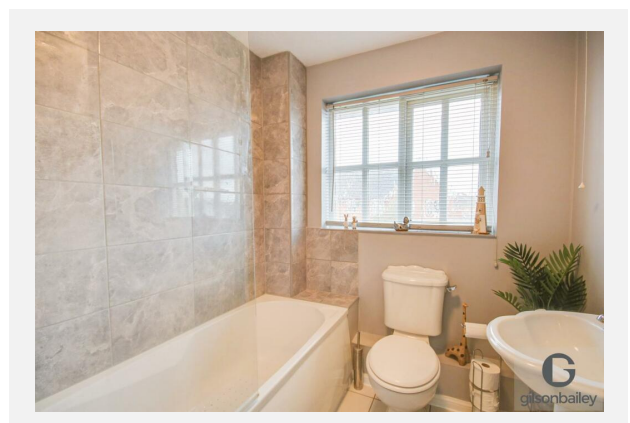
Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

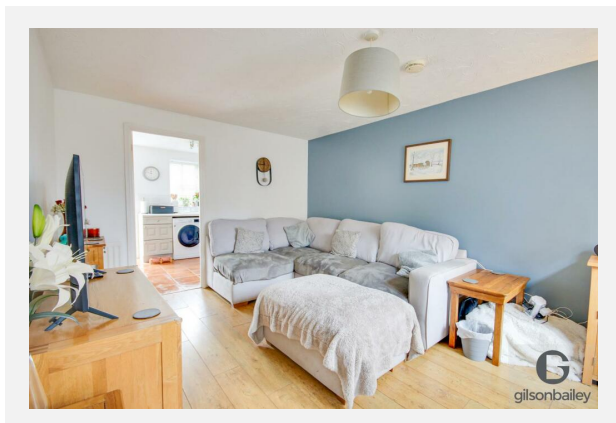
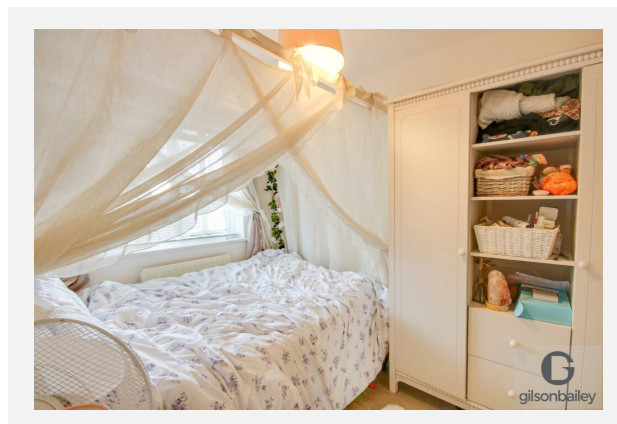
Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

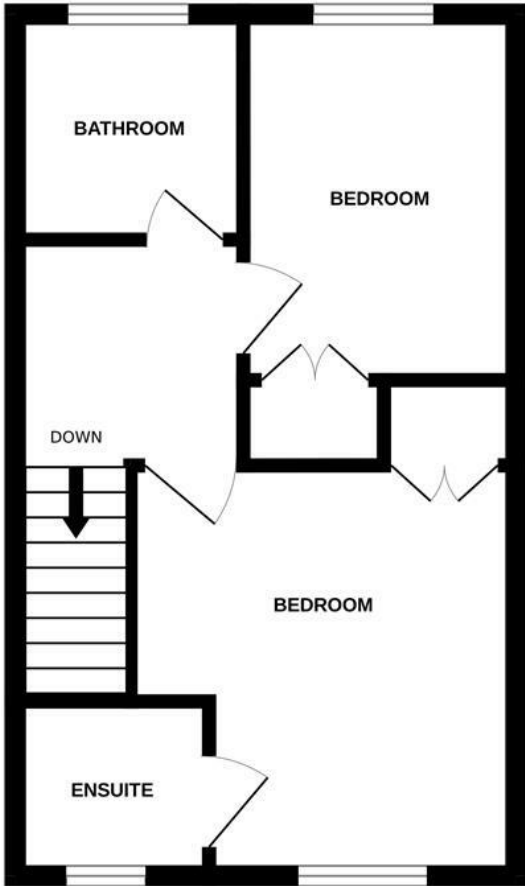
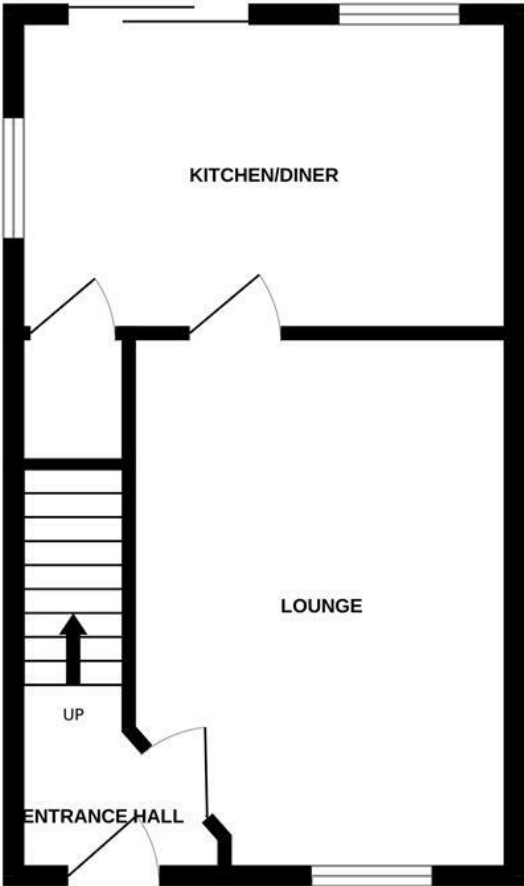




ALAN AVENUE, NEWTON FLOTMAN, NORWICH, NR15

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Flotman, NR15

Energy rating

C

Valid until 20.02.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

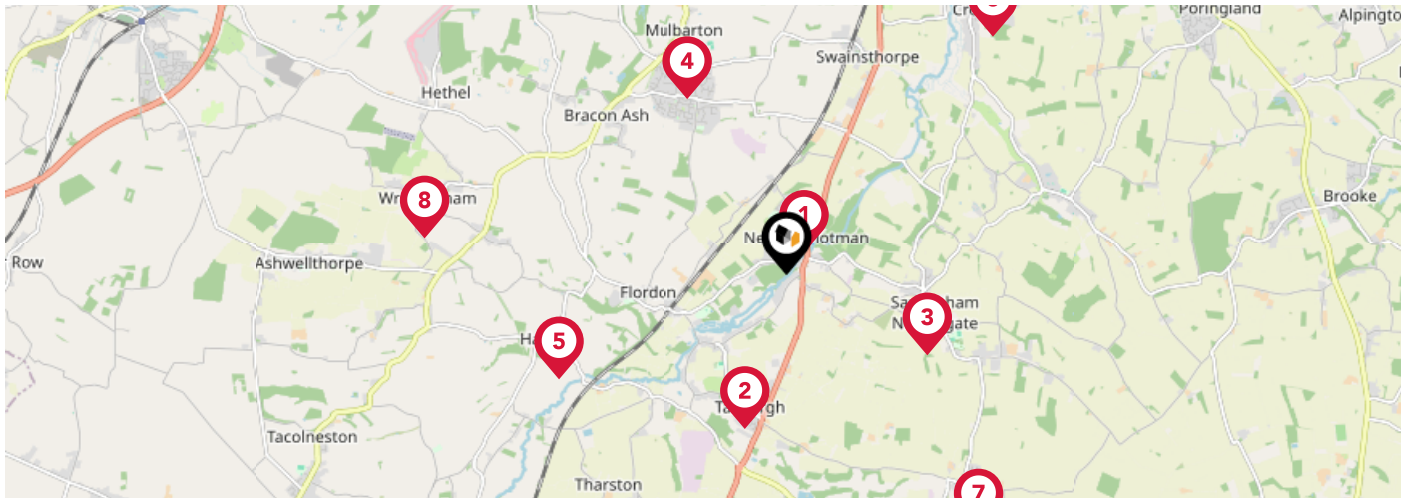
EPC - Additional Data



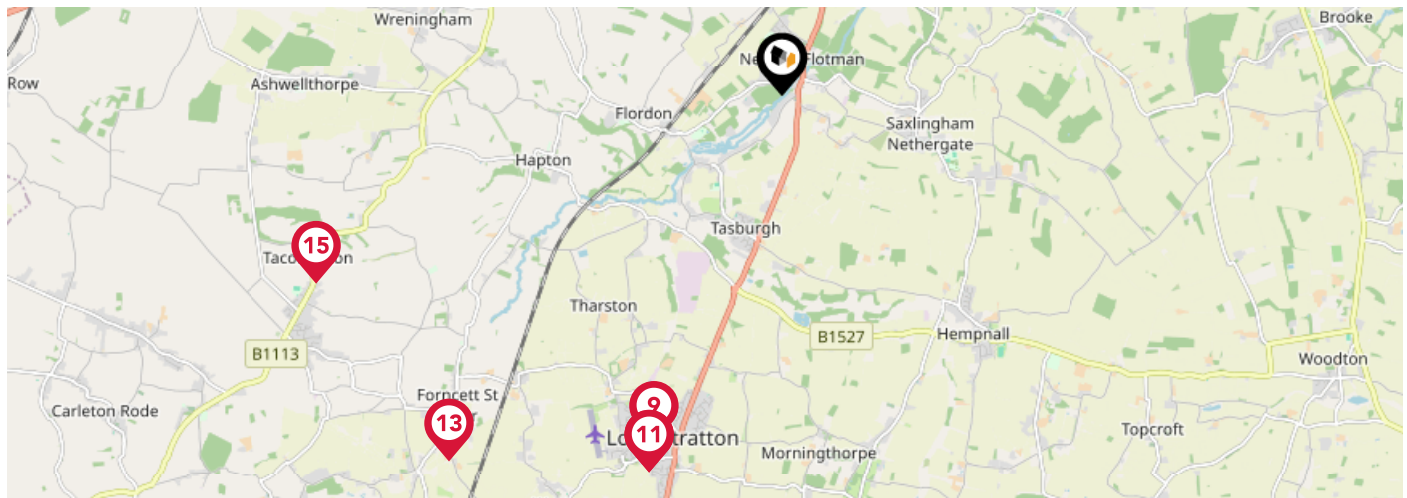
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	61 m ²

Area Schools



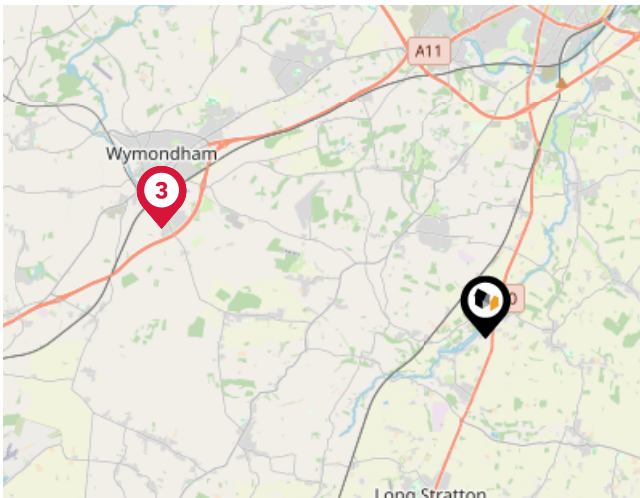
	Nursery	Primary	Secondary	College	Private
1 Newton Flotman Church of England Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Preston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 123 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Saxlingham Nethergate CofE VC Primary School Ofsted Rating: Good Pupils: 64 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Mulbarton Primary School Ofsted Rating: Good Pupils: 435 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 37 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Stoke Holy Cross Primary School Ofsted Rating: Good Pupils: 211 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Hempnall Primary School Ofsted Rating: Good Pupils: 137 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 113 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 St Mary's Church of England Junior School Ofsted Rating: Good Pupils: 212 Distance:3.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 182 Distance:3.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Long Stratton High School Ofsted Rating: Good Pupils: 586 Distance:3.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 University Technical College Norfolk Ofsted Rating: Good Pupils: 334 Distance:4.46</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Forngett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 104 Distance:4.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Poringland Primary School Ofsted Rating: Good Pupils: 457 Distance:4.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Tacolneston Church of England Primary Ofsted Rating: Good Pupils: 106 Distance:4.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Framingham Earl High School Ofsted Rating: Good Pupils: 781 Distance:4.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

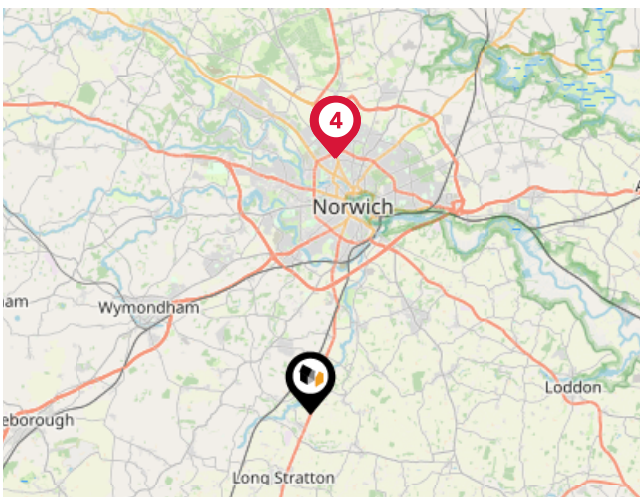
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Wymondham Rail Station	6.16 miles
2	Wymondham Rail Station	6.16 miles
3	rail station	6.16 miles

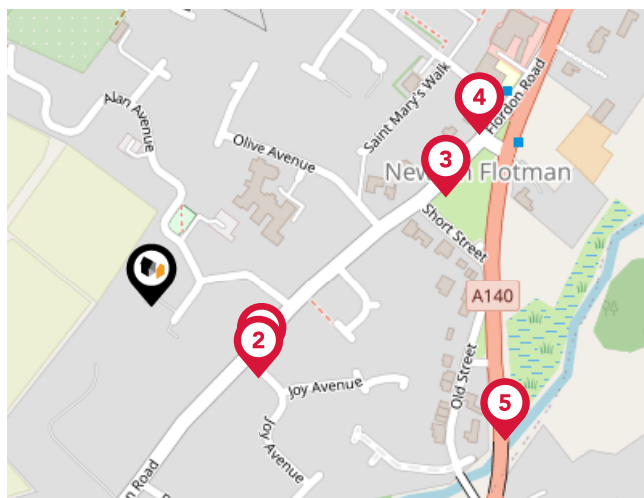


Airports/Helipads

Pin	Name	Distance
1	International Airport	9.25 miles
2	Norwich International Airport	9.25 miles
3	Airport Passenger Terminal	9.28 miles
4	Norwich International Airport	9.28 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alan Avenue	0.07 miles
2	Alan Avenue	0.07 miles
3	St Marys Close	0.18 miles
4	Bus Shelter	0.21 miles
5	Cargate Lane	0.21 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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Whittleby Parish | Long Stratton

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