

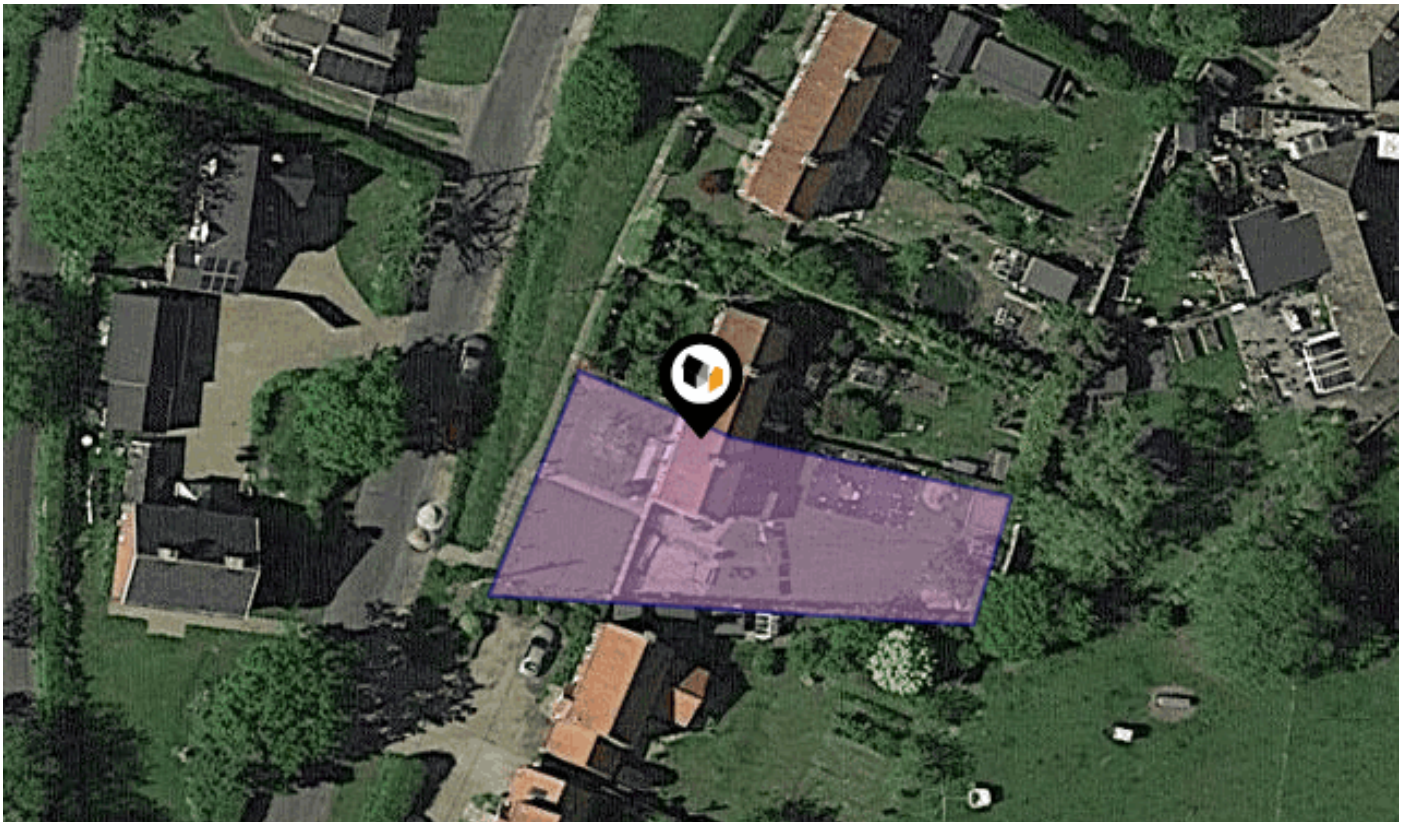


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 31st July 2024



STATION ROAD, PULHAM ST. MARY, DISS, IP21

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.14 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,756		
Title Number:	NK53902		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	58 mb/s	1000 mb/s

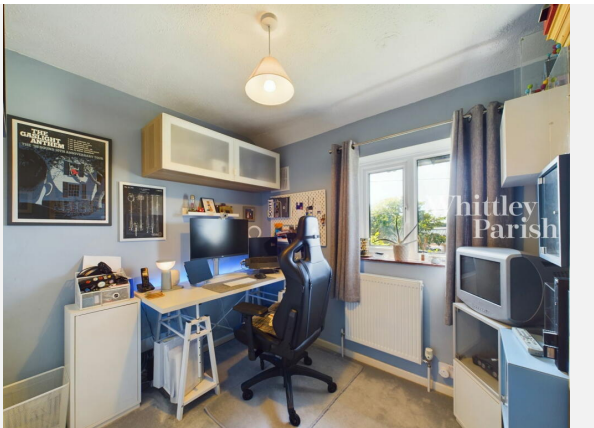
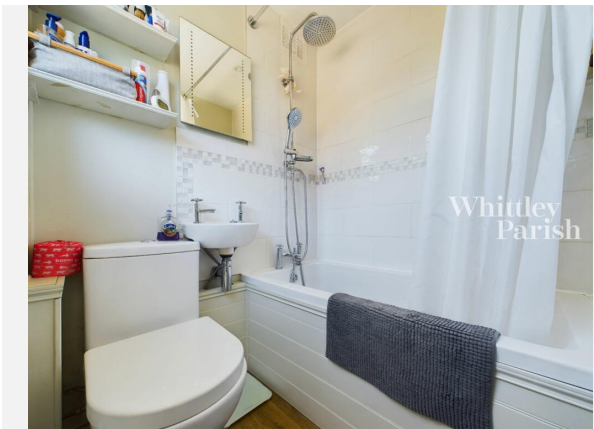
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









STATION ROAD, PULHAM ST. MARY, DISS, IP21





Station Road, Pulham St. Mary, IP21

Energy rating

E

Valid until 05.10.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Property

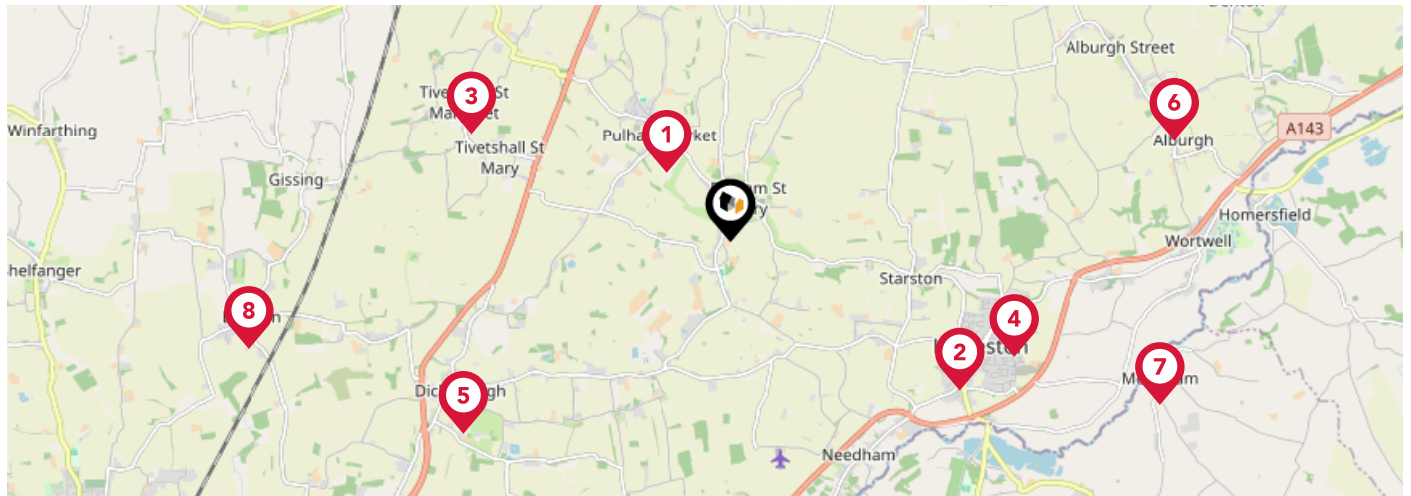
EPC - Additional Data



Additional EPC Data

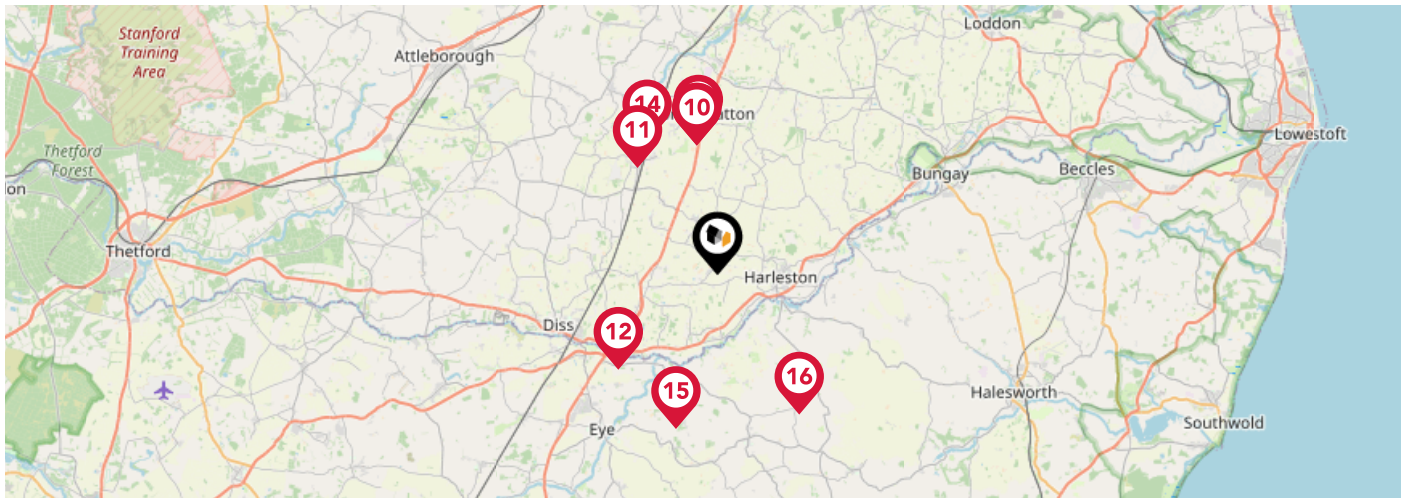
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Smokeless coal
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, smokeless fuel
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 70% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Pulham Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Archbishop Sancroft High School (A Church of England Academy) Ofsted Rating: Good Pupils: 455 Distance:2.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 14 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Harleston CofE Primary Academy Ofsted Rating: Good Pupils: 456 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 184 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Alburgh with Denton Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Mendham Primary School Ofsted Rating: Good Pupils: 86 Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 182 Distance:4.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Long Stratton High School Ofsted Rating: Good Pupils: 586 Distance:4.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Aslacton Primary School Ofsted Rating: Good Pupils: 61 Distance:4.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Scole Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 79 Distance:4.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Mary's Church of England Junior School Ofsted Rating: Good Pupils: 212 Distance:5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Fornsett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 104 Distance:5.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Edmund's Primary School Ofsted Rating: Good Pupils: 84 Distance:5.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 136 Distance:5.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

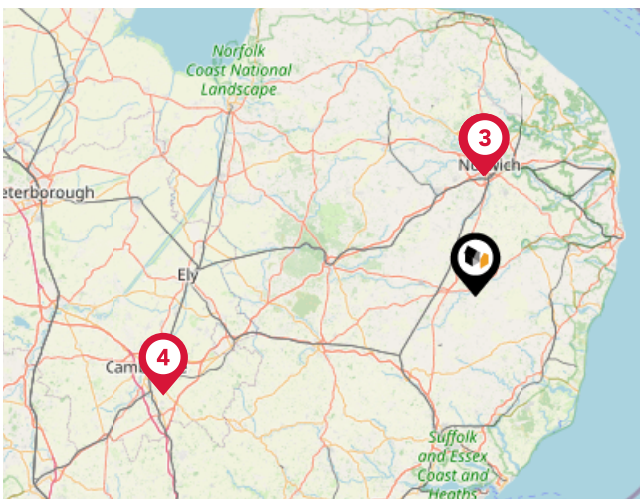
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.06 miles
2	Wymondham Rail Station	11.44 miles
3	rail station	11.44 miles
4	Spooner Row Rail Station	10.44 miles

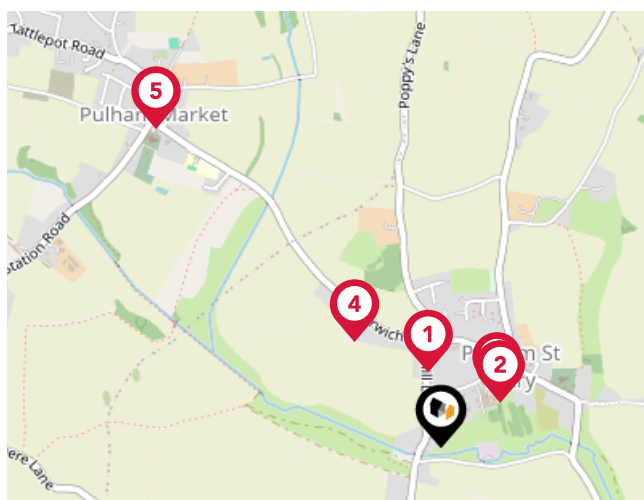


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	17.34 miles
2	International Airport	17.34 miles
3	Airport Passenger Terminal	17.36 miles
4	Cambridge Airport	47.6 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mill Lane	0.17 miles
2	Kings Head	0.17 miles
3	Station Road	0.18 miles
4	Post Box	0.31 miles
5	The Falcon	0.96 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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