

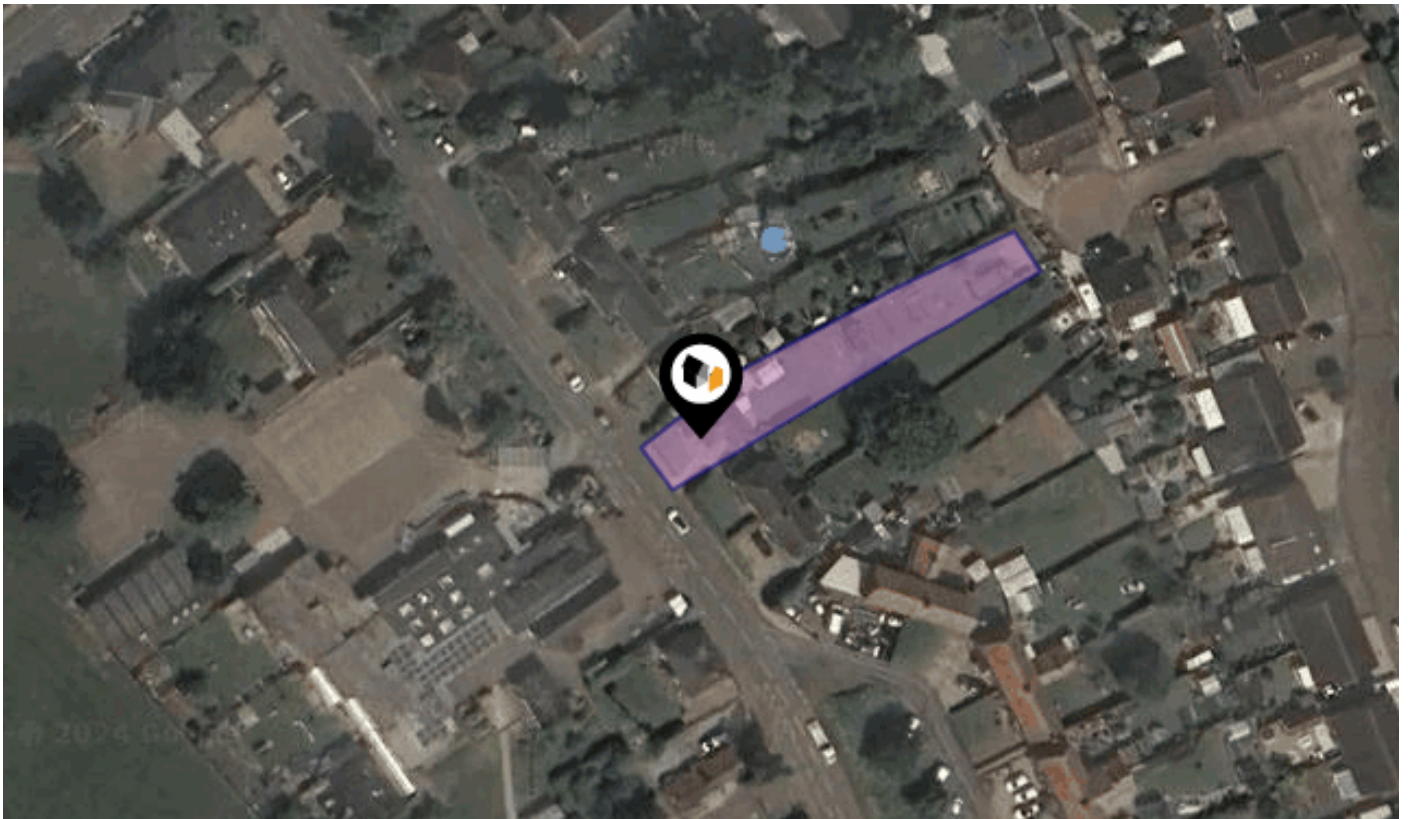


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 21<sup>st</sup> September 2024**



## SCHOOL LANE, HARLESTON, IP20

### Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

01508 531331

rachel@whittleyparish.com

www.whittleyparish.com





## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 1,097 ft<sup>2</sup> / 102 m<sup>2</sup>  
**Plot Area:** 0.18 acres  
**Council Tax :** Band B  
**Annual Estimate:** £1,756  
**Title Number:** NK209982

**Tenure:** Freehold

## Local Area

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

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

**16** mb/s      **71** mb/s      **1000** mb/s  
            

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

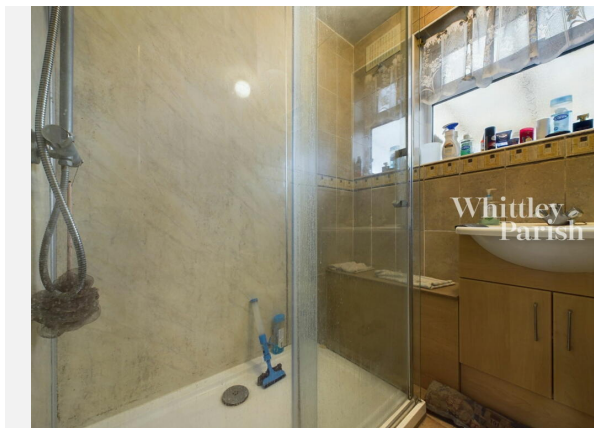


**Satellite/Fibre TV Availability:**



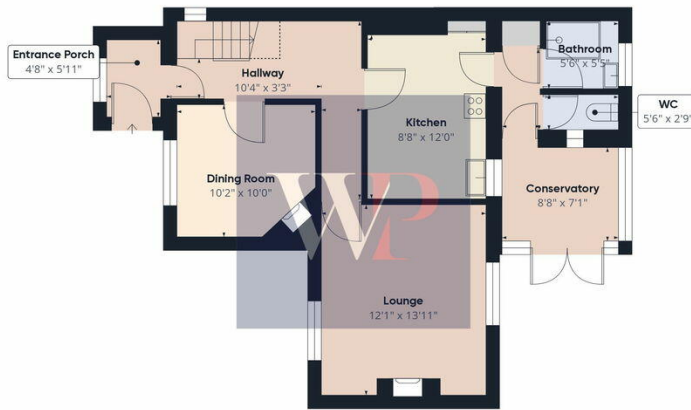
# Gallery Photos



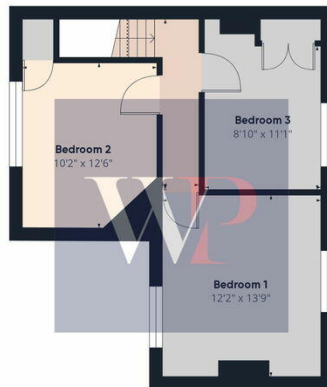




## SCHOOL LANE, HARLESTON, IP20



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1084.36 ft<sup>2</sup>  
Reduced headroom  
26.48 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



HARLESTON, IP20

Energy rating

# E

Valid until 13.09.2034

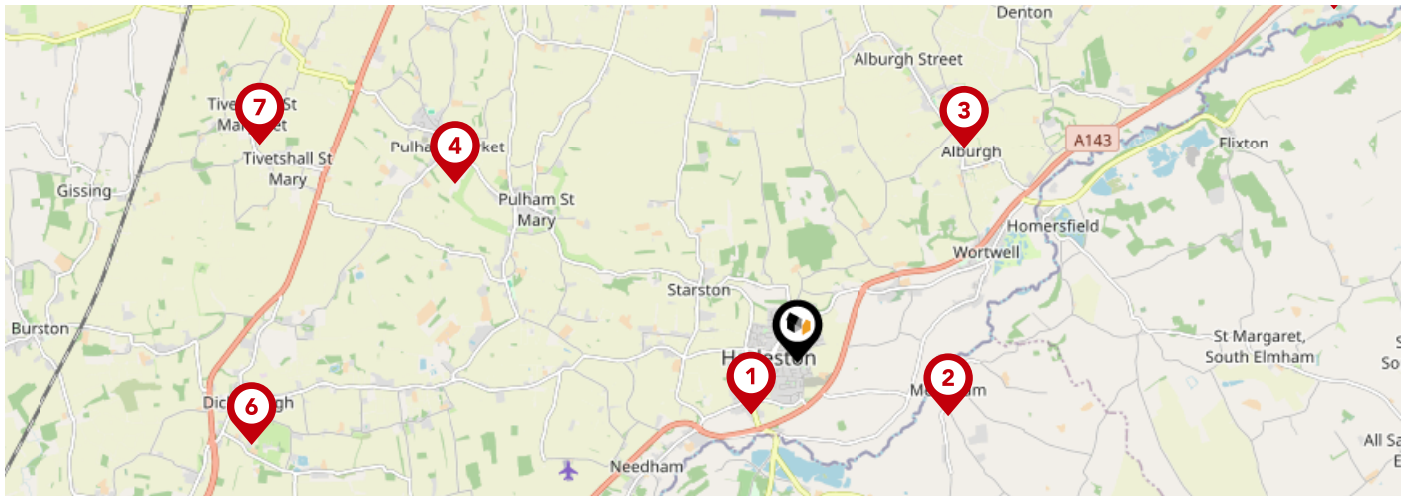
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E	40   E	
21-38	F		
1-20	G		



### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Main Heating Energy:</b>	Poor
<b>Main Heating Controls:</b>	No thermostatic control of room temperature
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very poor
<b>Lighting:</b>	Low energy lighting in 42% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	102 m <sup>2</sup>

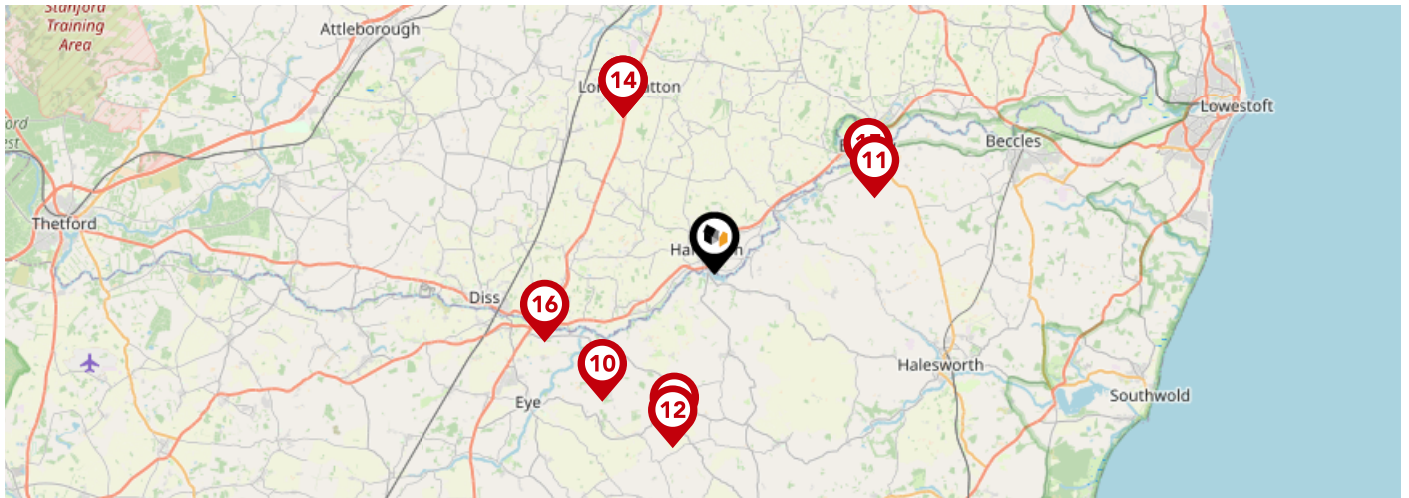
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> The Harleston Sancroft Academy (a 3-16 Church of England School)</p> <p>Ofsted Rating: Not Rated   Pupils: 874   Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Mendham Primary School</p> <p>Ofsted Rating: Good   Pupils: 63   Distance:1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> Alburgh With Denton Church of England Primary Academy</p> <p>Ofsted Rating: Good   Pupils: 100   Distance:2.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> Pulham Church of England Primary School</p> <p>Ofsted Rating: Requires improvement   Pupils: 122   Distance:3.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> Fressingfield Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 111   Distance:4.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> Dickleburgh Church of England Primary Academy (With Pre-School)</p> <p>Ofsted Rating: Outstanding   Pupils: 187   Distance:5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> Tivetshall Community Primary School</p> <p>Ofsted Rating: Good   Pupils: 28   Distance:5.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> Earsham Church of England Primary Academy</p> <p>Ofsted Rating: Good   Pupils: 87   Distance:5.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



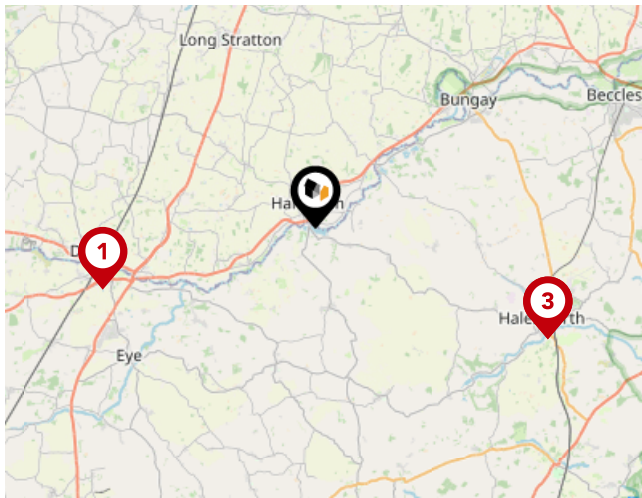
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Stradbroke Church of England Primary School</b> Ofsted Rating: Good   Pupils: 121   Distance:6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Edmund's Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:6.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Bungay High School</b> Ofsted Rating: Good   Pupils: 985   Distance:6.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Stradbroke High School</b> Ofsted Rating: Good   Pupils: 353   Distance:6.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Manor Field Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 131   Distance:6.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Long Stratton High School</b> Ofsted Rating: Good   Pupils: 694   Distance:6.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>St Edmund's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 82   Distance:6.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Scale Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 51   Distance:6.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

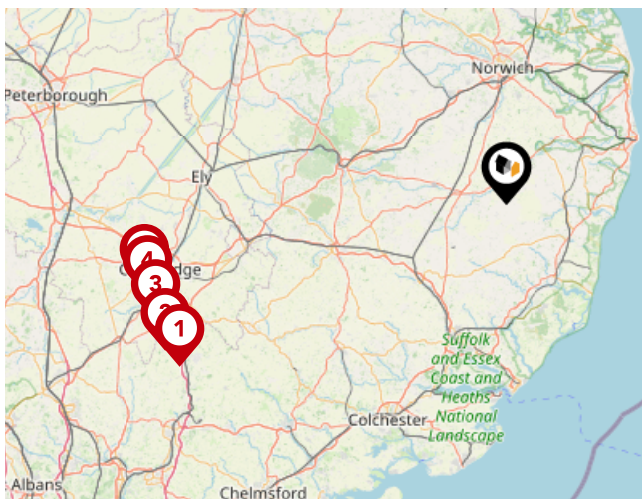
# Area

## Transport (National)



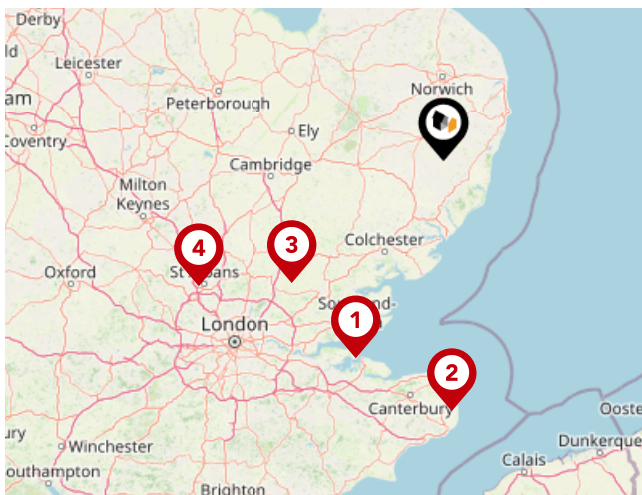
### National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	8 miles
2	Entrance1	9.37 miles
3	Halesworth Rail Station	9.37 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	52.96 miles
2	M11 J10	53.79 miles
3	M11 J11	53.61 miles
4	M11 J13	53.61 miles
5	M11 J14	53.66 miles

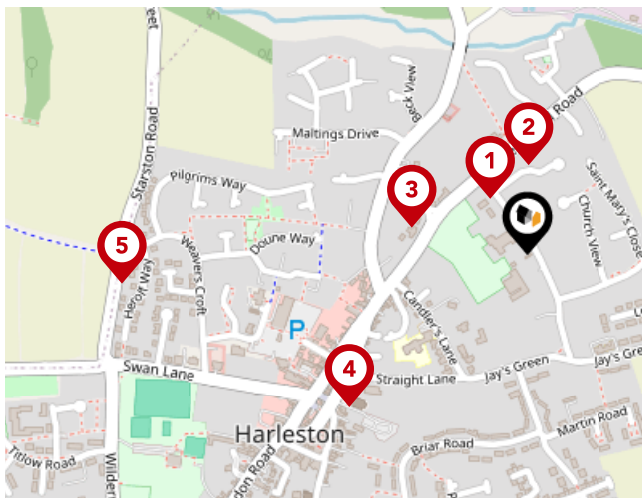


### Airports/HELIPADS

Pin	Name	Distance
1	Southend-on-Sea	63.27 miles
2	Manston	73.24 miles
3	Stansted Airport	56.86 miles
4	Luton Airport	80.09 miles

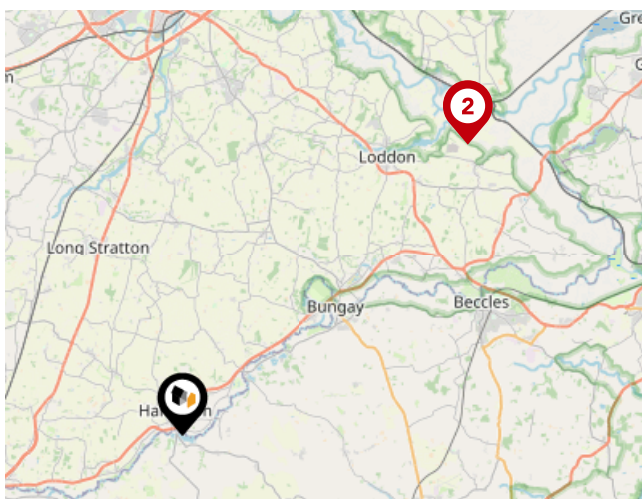
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	School Lane	0.08 miles
2	Pound Close	0.1 miles
3	Station Road	0.13 miles
4	Broad Street	0.27 miles
5	Bunns Lane	0.46 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	14.77 miles
2	Reedham Ferry South	14.75 miles



### Whittley Parish | Long Stratton

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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](#)



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# Whittley Parish | Long Stratton

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