

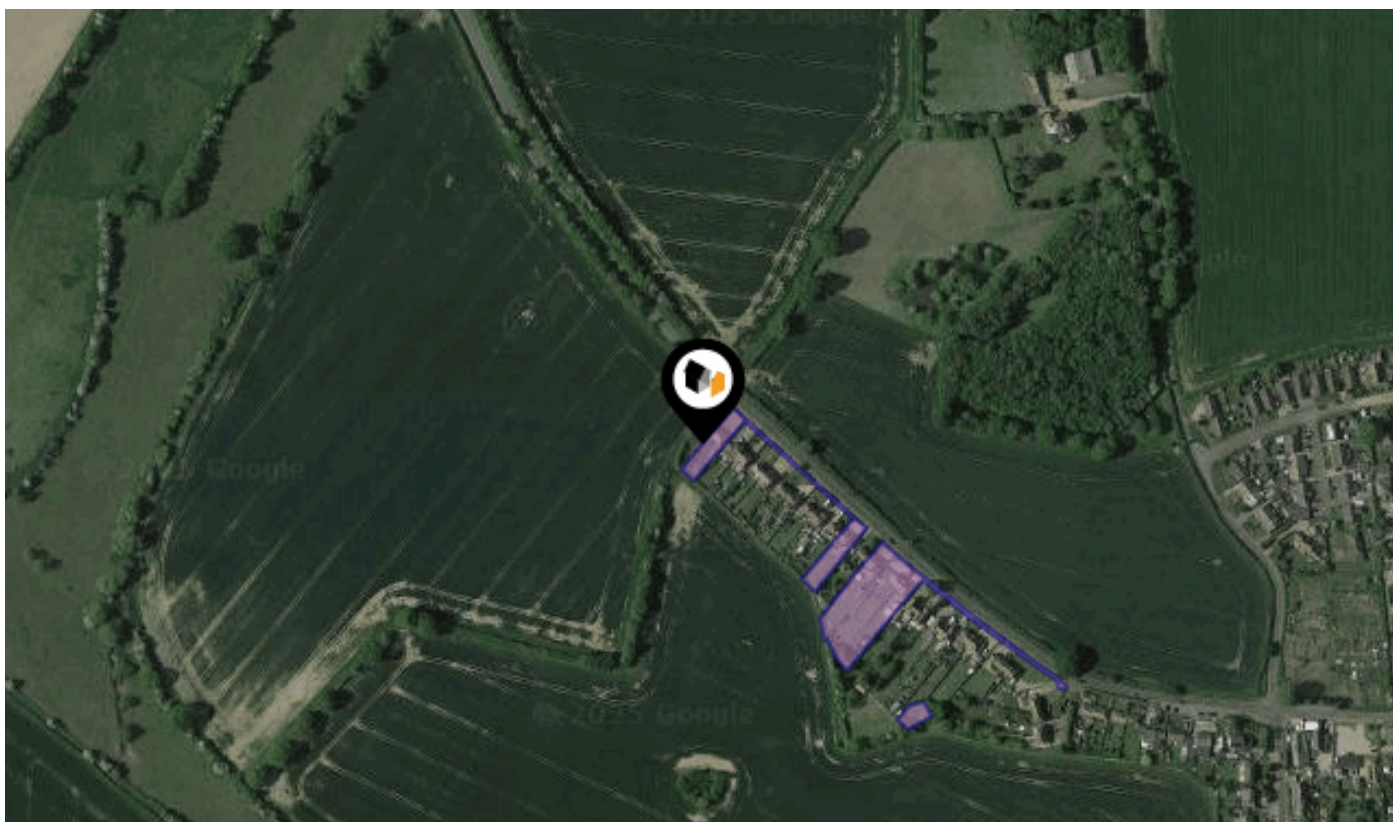


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd January 2025



NORWICH ROAD, DISS, IP21

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

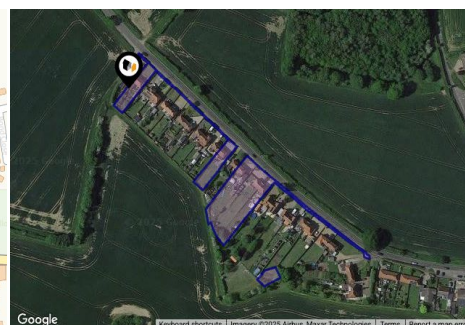
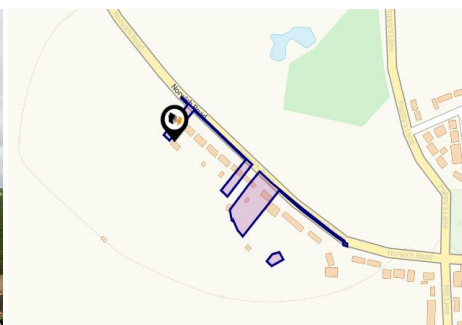
01508 531331

liam@whittleyparish.com

www.whittleyparish.com



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Property


Type:	Semi-Detached
Bedrooms:	3
Floor Area:	925 ft ² / 86 m ²
Plot Area:	0.87 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,756
Title Number:	NK298782

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

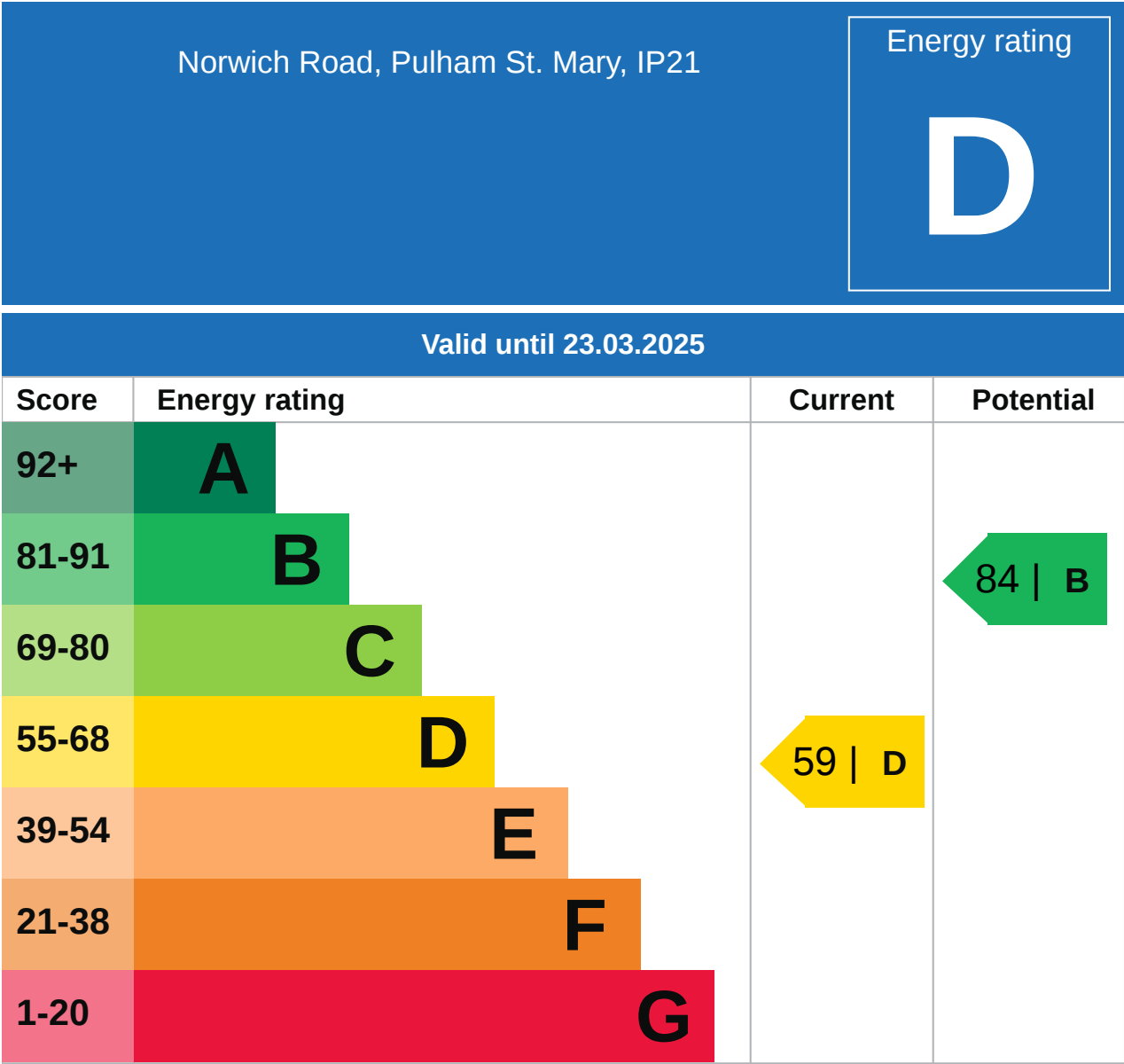
16 mb/s	80 mb/s	900 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

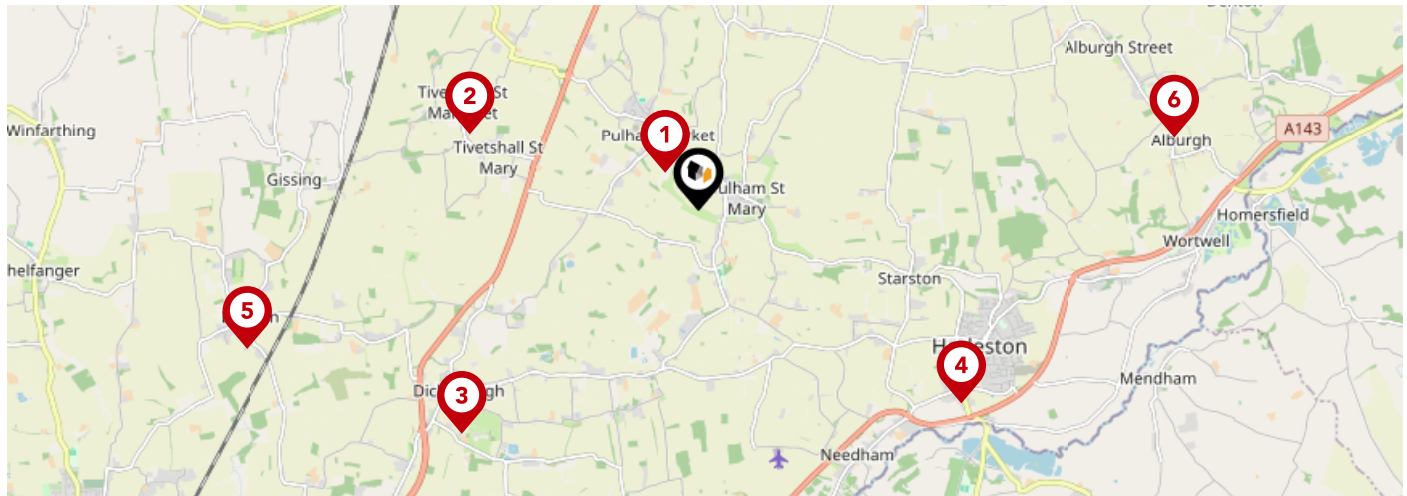




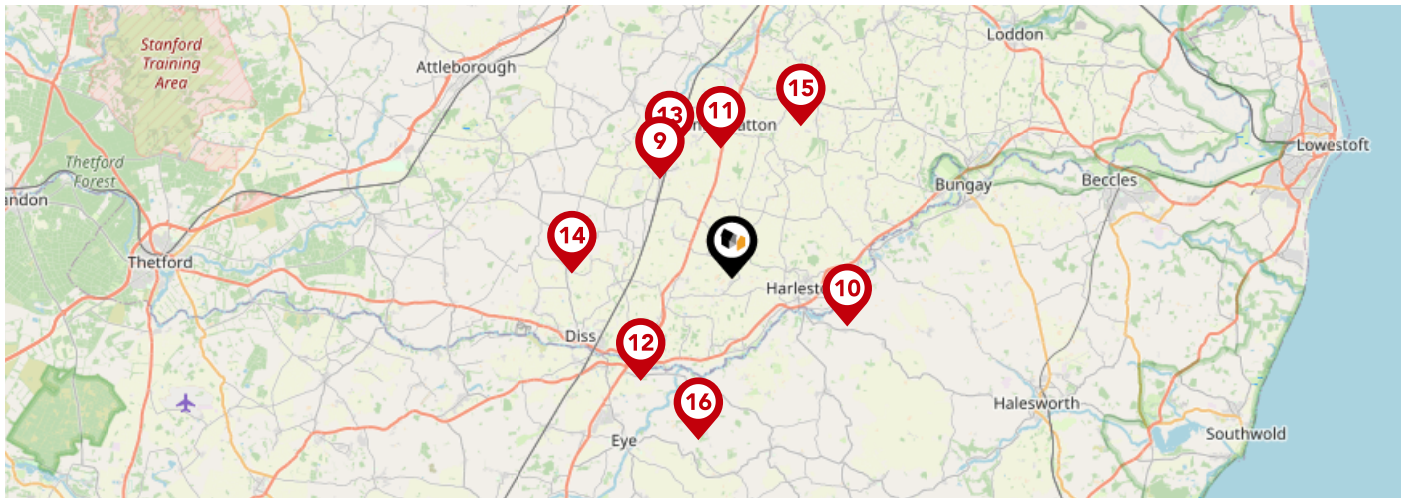










Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²



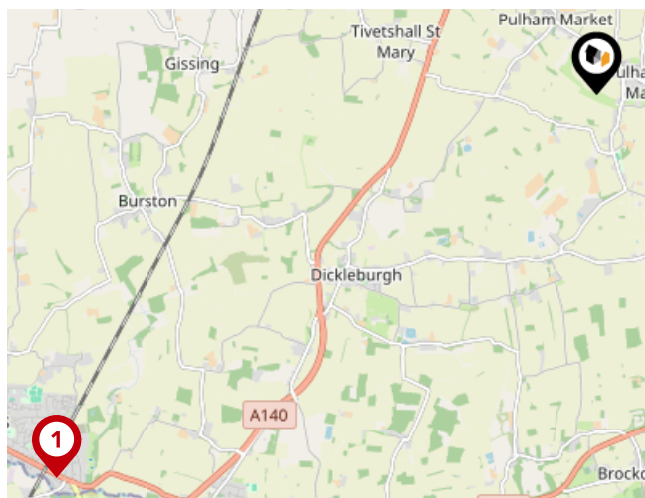
		Nursery	Primary	Secondary	College	Private
1	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:4.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Alburgh With Denton Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:4.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mendham Primary School Ofsted Rating: Good Pupils: 63 Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:4.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Forngett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:5.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:5.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hempnall Primary School Ofsted Rating: Good Pupils: 148 Distance:6.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:6.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

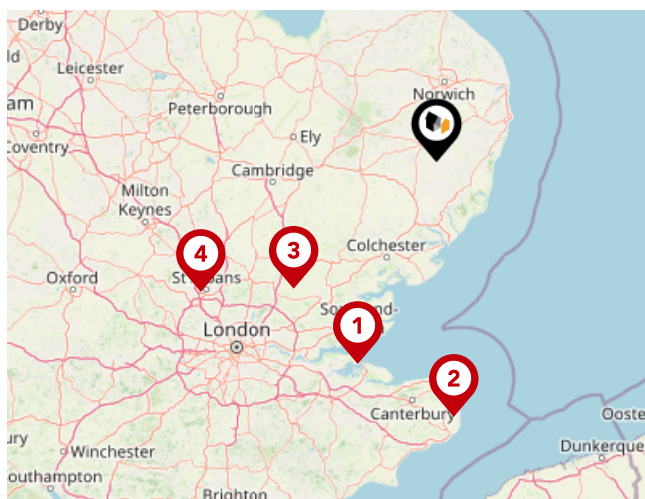
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.99 miles
2	Wymondham Abbey (Mid Norfolk Railway)	11.6 miles
3	Attleborough Rail Station	11.1 miles

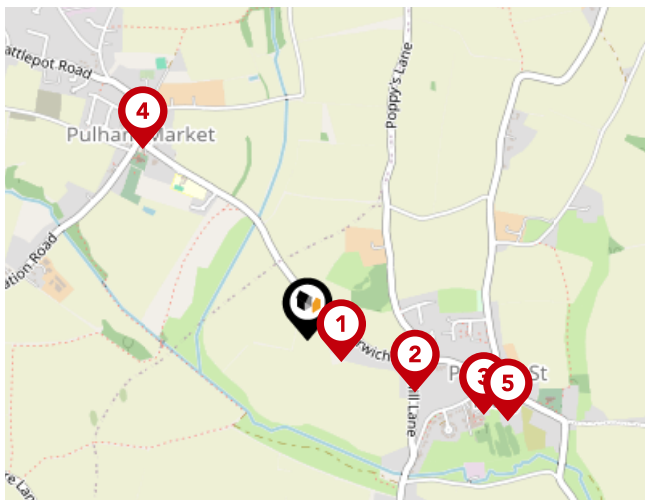


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	63.36 miles
2	Manston	74.65 miles
3	Stansted Airport	55.53 miles
4	Luton Airport	78.19 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Post Box	0.09 miles
2	Mill Lane	0.27 miles
3	Station Road	0.43 miles
4	The Falcon	0.57 miles
5	Station Road	0.49 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.



/whittlebyparishmanagementltd



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/whittlebyparish/?hl=en

Whittley Parish | Long Stratton

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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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Whittley Parish | Long Stratton

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

