

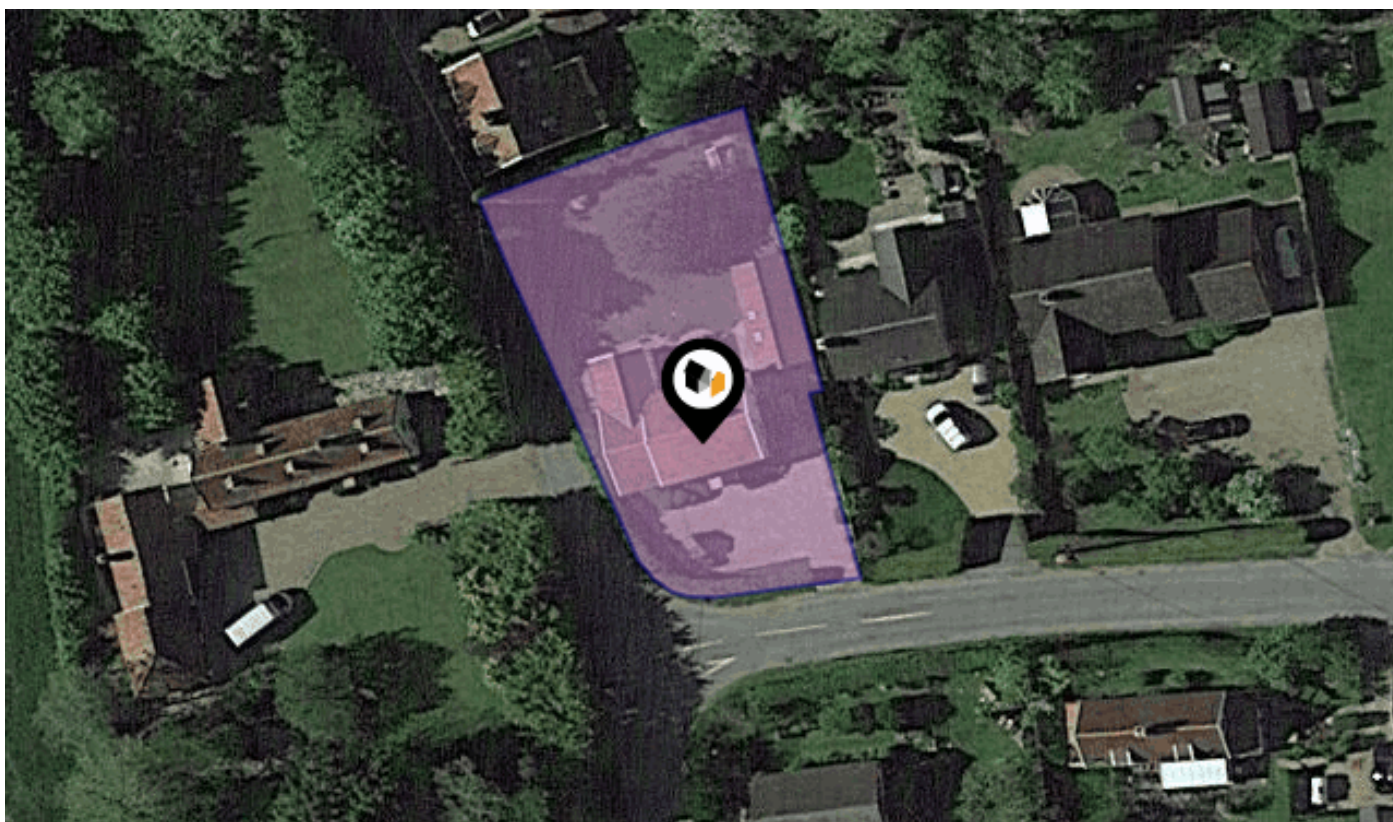


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th September 2024



HILL HOUSE, HILL ROAD, TIBENHAM, NORWICH, NR16 1NX

Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

01508 531331

rachel@whittleyparish.com

www.whittleyparish.com













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Property

| | | | |
|------------------|--|-------------------------------|------------|
| Type: | Detached | Last Sold Date: | 28/06/2007 |
| Bedrooms: | 4 | Last Sold Price: | £315,000 |
| Floor Area: | 1,872 ft ² / 174 m ² | Last Sold £/ft ² : | £168 |
| Plot Area: | 0.19 acres | Tenure: | Freehold |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,759 | | |
| Title Number: | NK251270 | | |
| UPRN: | 2630144105 | | |

Local Area

| | | | | |
|---|---|---|--|---|
| Local Authority: | Norfolk | Estimated Broadband Speeds | | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | | |
| Flood Risk: | | 6 | 80 | 900 |
| • Rivers & Seas | No Risk | mb/s | mb/s | mb/s |
| • Surface Water | High |  |  |  |
| Mobile Coverage: | | Satellite/Fibre TV Availability: | | |
| (based on calls indoors) | | | | |
|  |  |  |  |  |
| O ₂ | EE | 3 | O ₂ |  |
| | | | |  |









HILL HOUSE, HILL ROAD, TIBENHAM, NORWICH, NR16 1NX



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁸
2086.79 ft²

Reduced headroom
0.64 ft²

(1) Excluding balconies and terrace

☐ Reduced headroom
(below 1.5m/4.92ft)

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

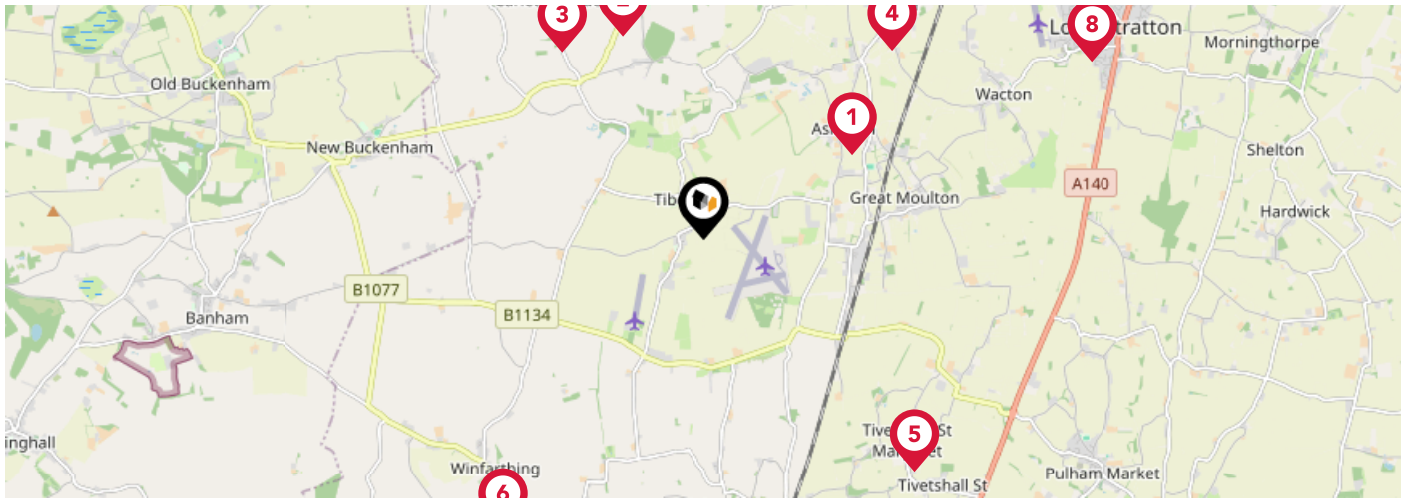


| HILL HOUSE, HILL ROAD, TIBENHAM, NR16 1NX | | Energy rating D | |
|---|---------------|--|---------------|
| Valid until 28.08.2033 | | Certificate number 2013-3029-7208-2757-7204 | |
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |











Additional EPC Data

| | |
|--------------------------------------|--|
| Property Type: | Detached house |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very poor |
| Roof: | Pitched, 270 mm loft insulation |
| Roof Energy: | Good |
| Window: | Fully double glazed |
| Window Energy: | Good |
| Main Heating: | Boiler and radiators, oil |
| Main Heating Energy: | Average |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in 87% of fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | Room heaters, dual fuel (mineral and wood) |
| Total Floor Area: | 174 m ² |



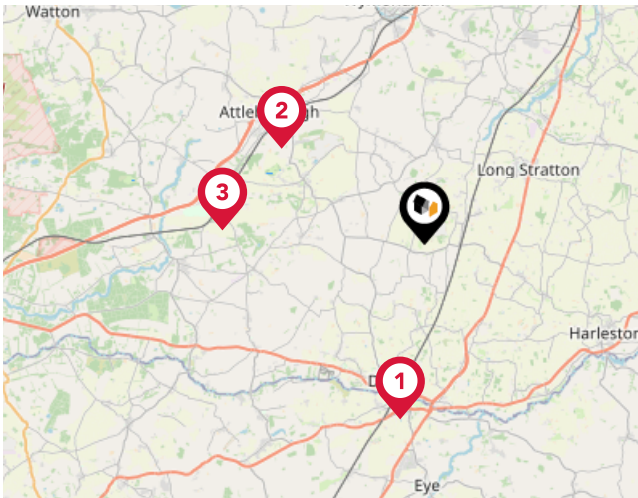
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 1 | Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:1.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:1.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:2.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Fornsett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:2.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:2.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:3.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Tacolneston Church of England Primary Academy Ofsted Rating: Good Pupils: 90 Distance:3.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:3.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:3.87 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:4.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:4.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:4.28 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:4.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:4.51 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:4.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:4.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

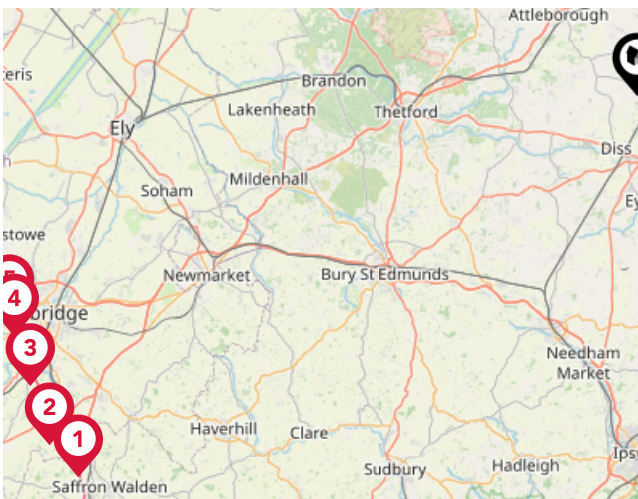
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| | Diss Rail Station | 6.32 miles |
| | Attleborough Rail Station | 6.23 miles |
| | Eccles Road Rail Station | 7.36 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| | M11 J9 | 49.1 miles |
| | M11 J10 | 49.53 miles |
| | M11 J11 | 48.78 miles |
| | M11 J13 | 48.33 miles |
| | M11 J14 | 48.21 miles |

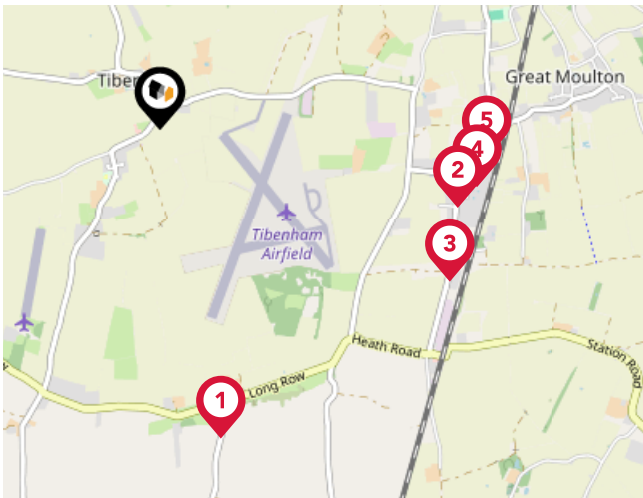


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| | Southend-on-Sea | 64.69 miles |
| | Stansted Airport | 54.58 miles |
| | Manston | 77.81 miles |
| | Luton Airport | 76.11 miles |

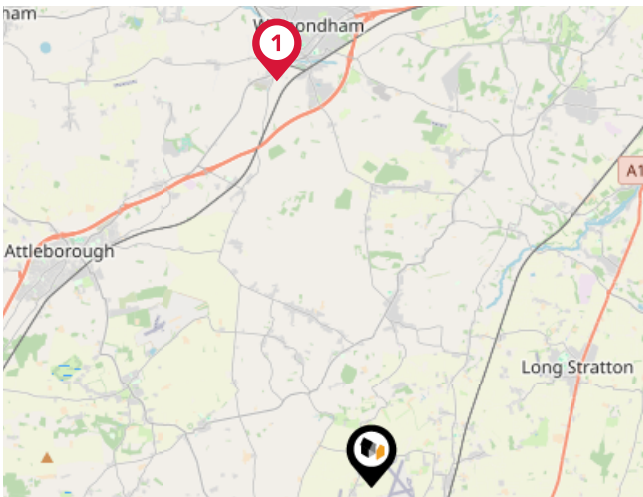
Area

Transport (Local)



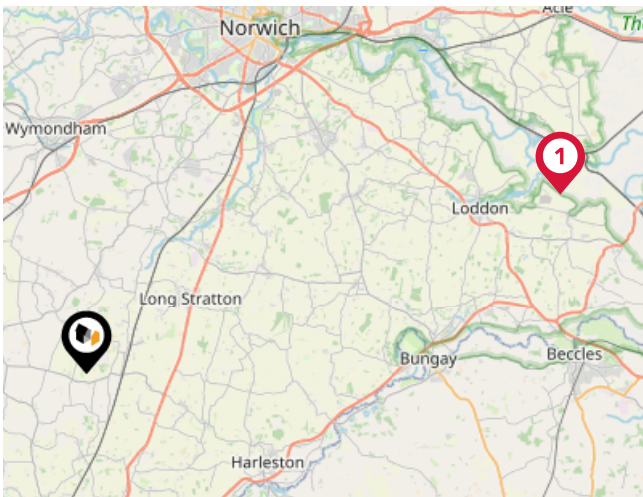
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Simonds Farm | 1.42 miles |
| 2 | Sneath Road | 1.39 miles |
| 3 | Black Mill Lane | 1.48 miles |
| 4 | Downsland Park | 1.45 miles |
| 5 | Wacton Turn | 1.48 miles |



Local Connections

| Pin | Name | Distance |
|-----|---------------------------------------|------------|
| 1 | Wymondham Abbey (Mid Norfolk Railway) | 7.55 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------|-------------|
| 1 | Reedham Ferry North | 18.28 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 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

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Whittley Parish | Long Stratton

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

