

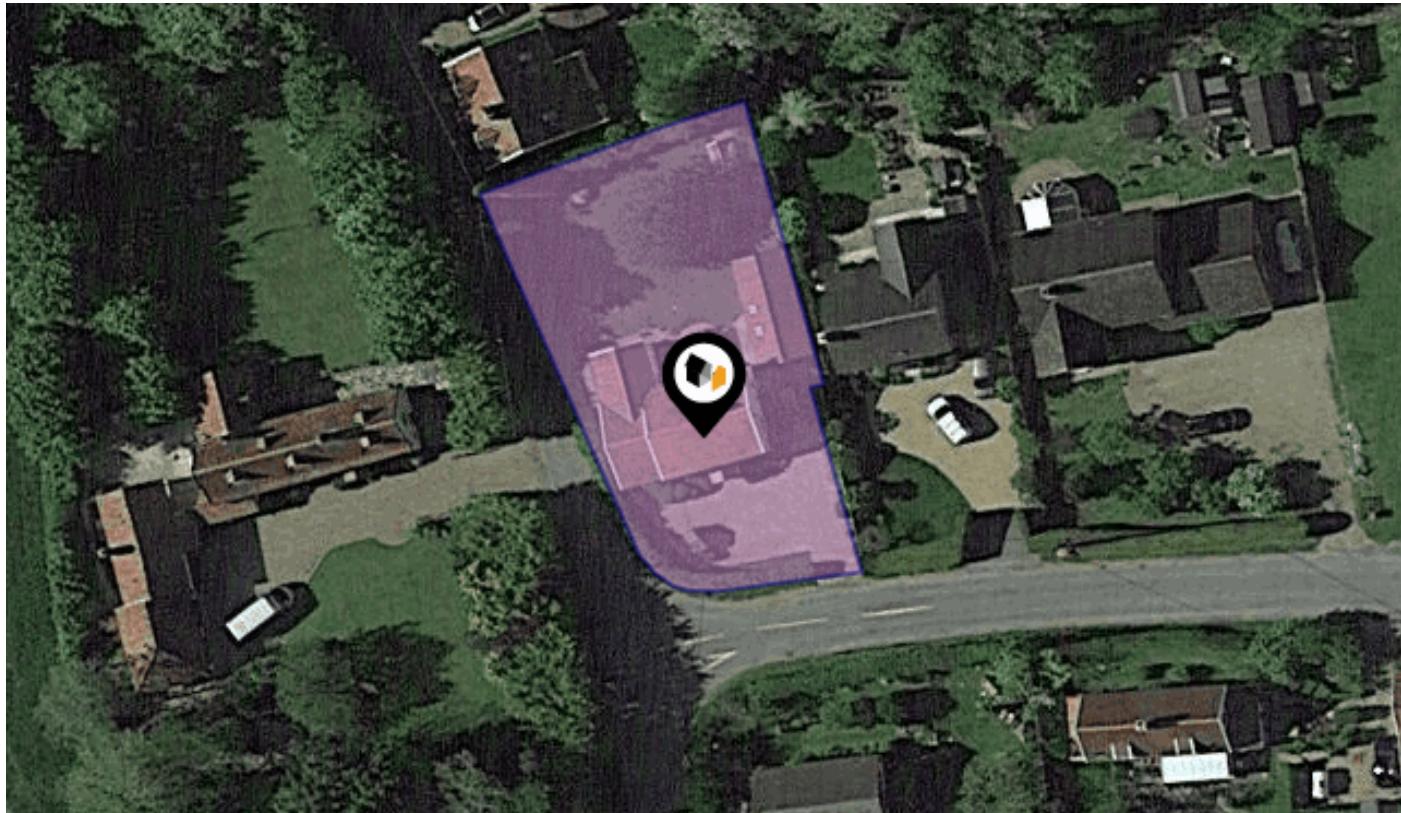


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KFB: Key Facts For Buyers

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

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Property Overview



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
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6
mb/s



80
mb/s



900
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery Photos



Gallery Photos



Gallery Floorplan



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



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
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

Property EPC - Certificate



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		

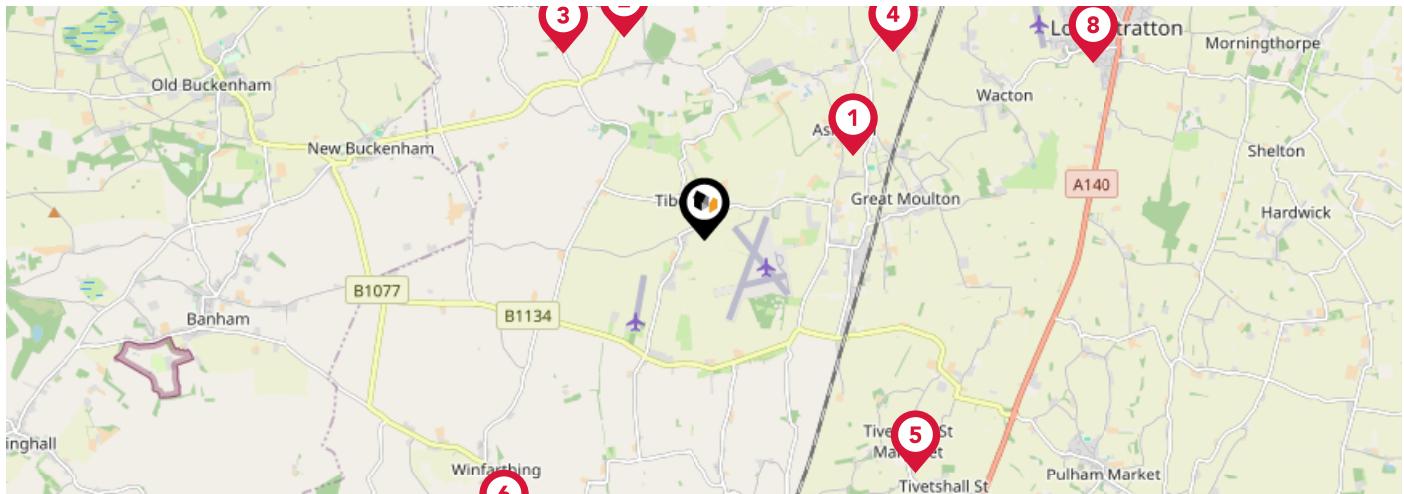
Property

EPC - Additional Data



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



Aslacton Primary School

Ofsted Rating: Good | Pupils: 75 | Distance: 1.55



Bunwell Primary School

Ofsted Rating: Requires improvement | Pupils: 91 | Distance: 1.97



Carleton Rode Church of England Voluntary Aided Primary School

Ofsted Rating: Requires improvement | Pupils: 57 | Distance: 2.11



Forncett St Peter Church of England Voluntary Aided Primary School

Ofsted Rating: Outstanding | Pupils: 93 | Distance: 2.42



Tivetshall Community Primary School

Ofsted Rating: Good | Pupils: 28 | Distance: 2.85



All Saints Church of England Voluntary Aided Primary School, Winfarthing

Ofsted Rating: Good | Pupils: 27 | Distance: 3.19



Tacolneston Church of England Primary Academy

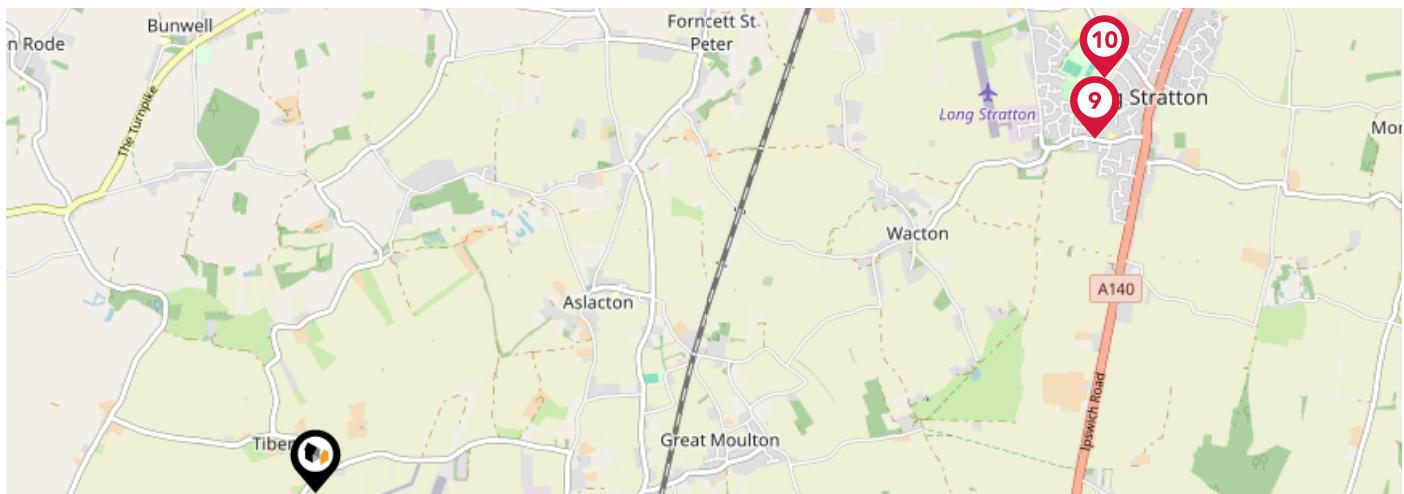
Ofsted Rating: Good | Pupils: 90 | Distance: 3.32



Manor Field Infant and Nursery School

Ofsted Rating: Good | Pupils: 131 | Distance: 3.87





Nursery Primary Secondary College Private



Long Stratton High School

Ofsted Rating: Good | Pupils: 694 | Distance: 3.87



St Mary's Church of England Junior Academy

Ofsted Rating: Requires improvement | Pupils: 176 | Distance: 4.02



Burston Community Primary School

Ofsted Rating: Good | Pupils: 36 | Distance: 4.04



Acorn Park School

Ofsted Rating: Good | Pupils: 128 | Distance: 4.28



Pulham Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 122 | Distance: 4.42



Old Buckenham High School

Ofsted Rating: Good | Pupils: 492 | Distance: 4.51



Banham Primary School

Ofsted Rating: Outstanding | Pupils: 103 | Distance: 4.62

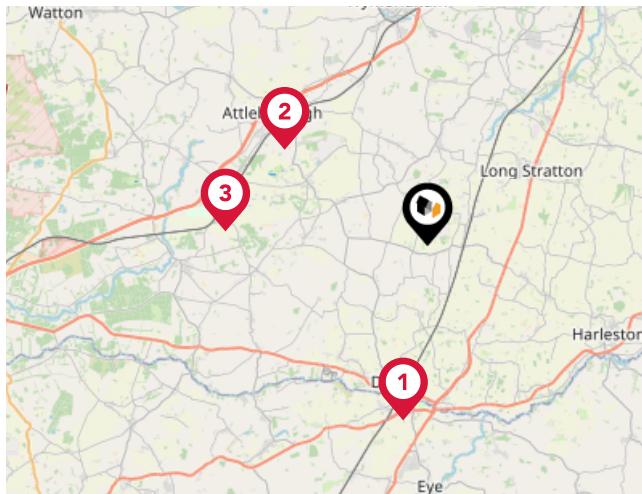


Old Buckenham Primary School and Nursery

Ofsted Rating: Good | Pupils: 194 | Distance: 4.65

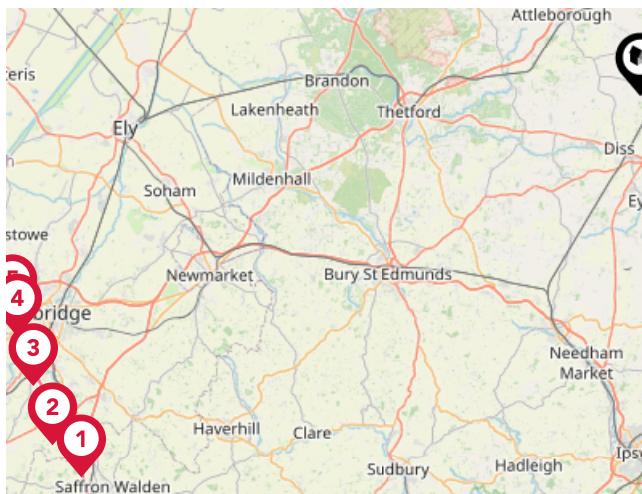


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.32 miles
2	Attleborough Rail Station	6.23 miles
3	Eccles Road Rail Station	7.36 miles



Trunk Roads/Motorways

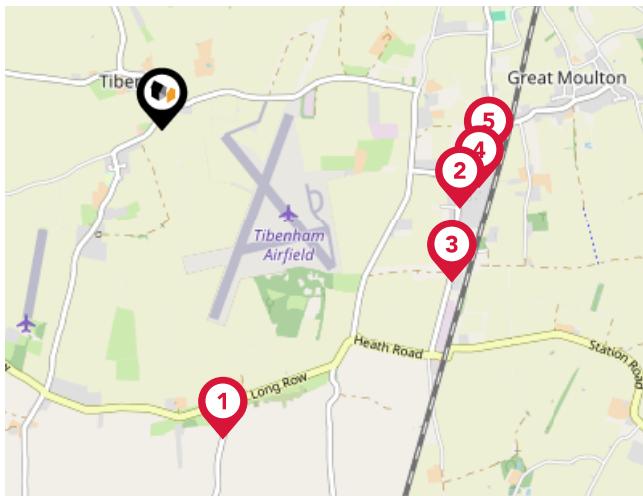
Pin	Name	Distance
1	M11 J9	49.1 miles
2	M11 J10	49.53 miles
3	M11 J11	48.78 miles
4	M11 J13	48.33 miles
5	M11 J14	48.21 miles



Airports/Helpads

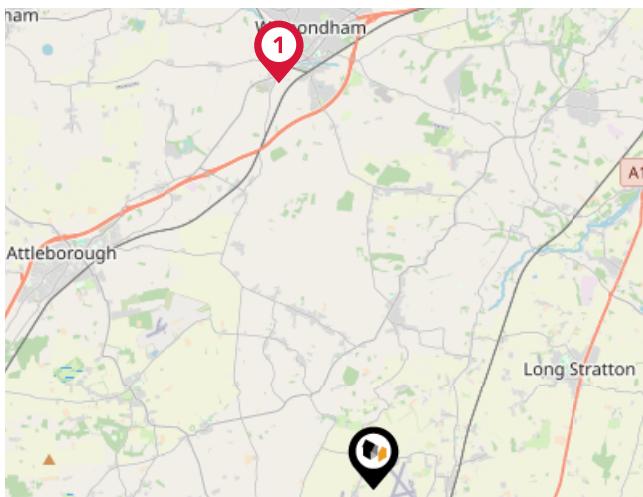
Pin	Name	Distance
1	Southend-on-Sea	64.69 miles
2	Stansted Airport	54.58 miles
3	Manston	77.81 miles
4	Luton Airport	76.11 miles

Area Transport (Local)



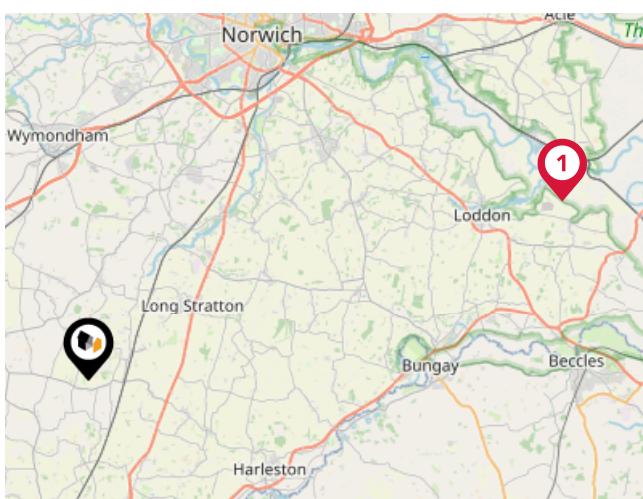
Bus Stops/Stations

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



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.

Whittley Parish | Long Stratton

Testimonials



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 Whitley 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.



/whittleywardmanagementltd



/whittleyward/?hl=en



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Whittley Parish | Long Stratton

Data Quality

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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