

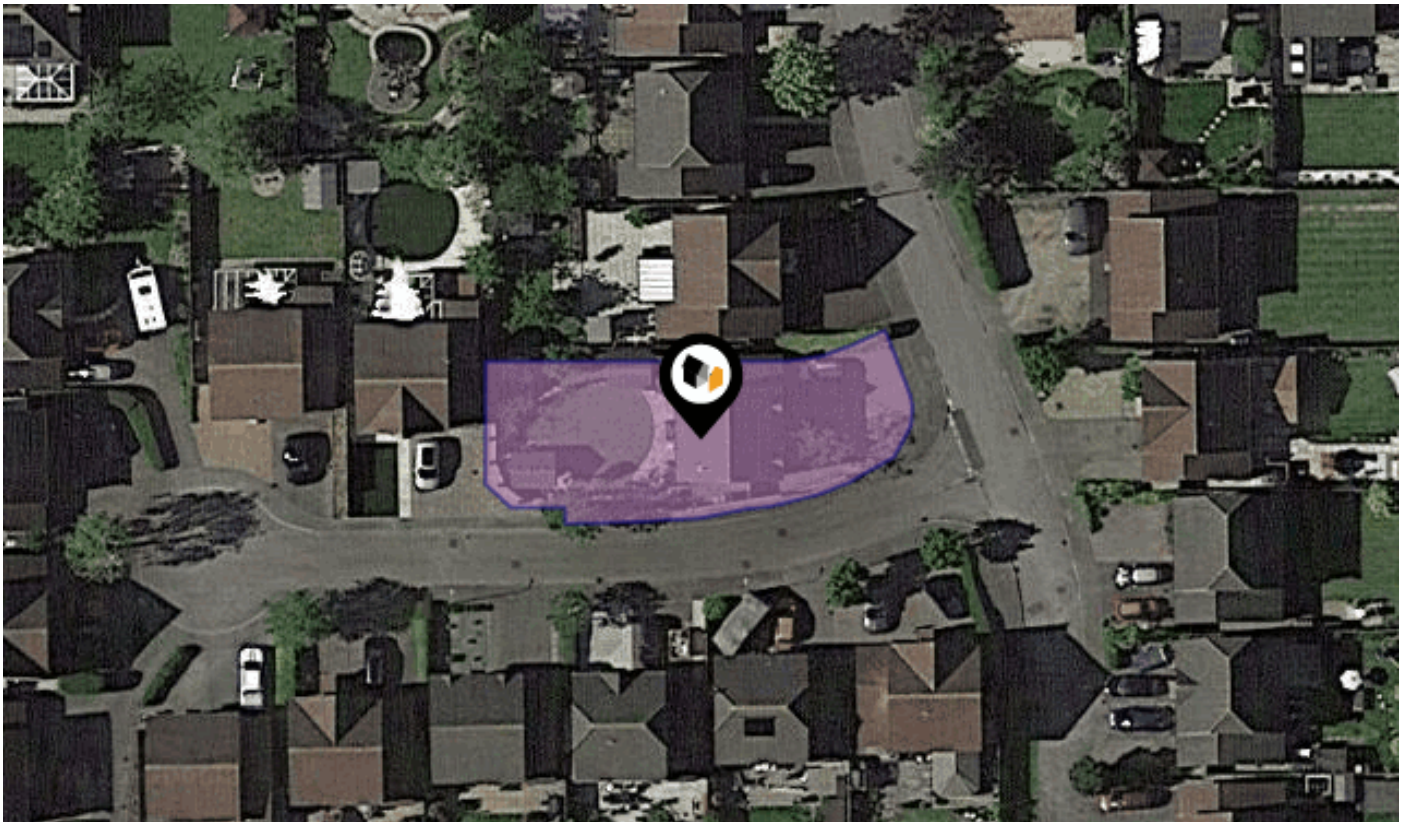


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04<sup>th</sup> June 2025



**ALEXANDER CLOSE, LONG STRATTON, NORWICH, NR15**

## Whittle Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

liam@whittleparish.com

www.whittleparish.com




















## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,485 ft <sup>2</sup> / 138 m <sup>2</sup>		
Plot Area:	0.11 acres		
Year Built :	1995		
Council Tax :	Band D		
Annual Estimate:	£2,368		
Title Number:	NK184342		

## Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	15	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
				
				
				

# Planning History

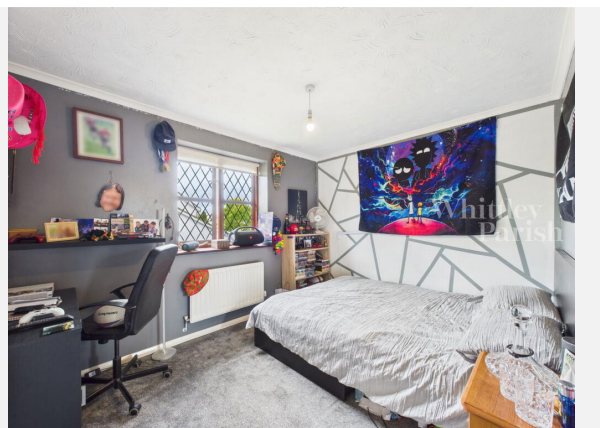
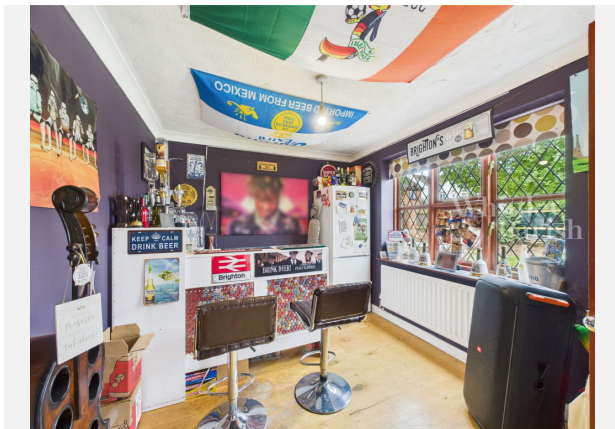
## This Address



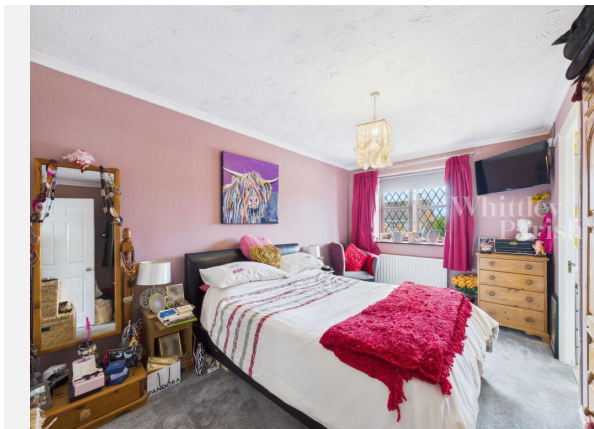
Planning records for: *Alexander Close, Long Stratton, Norwich, NR15*

Reference - 2003/0511	
Decision:	Decided
Date:	14th March 2003
Description:	Extension to dwelling





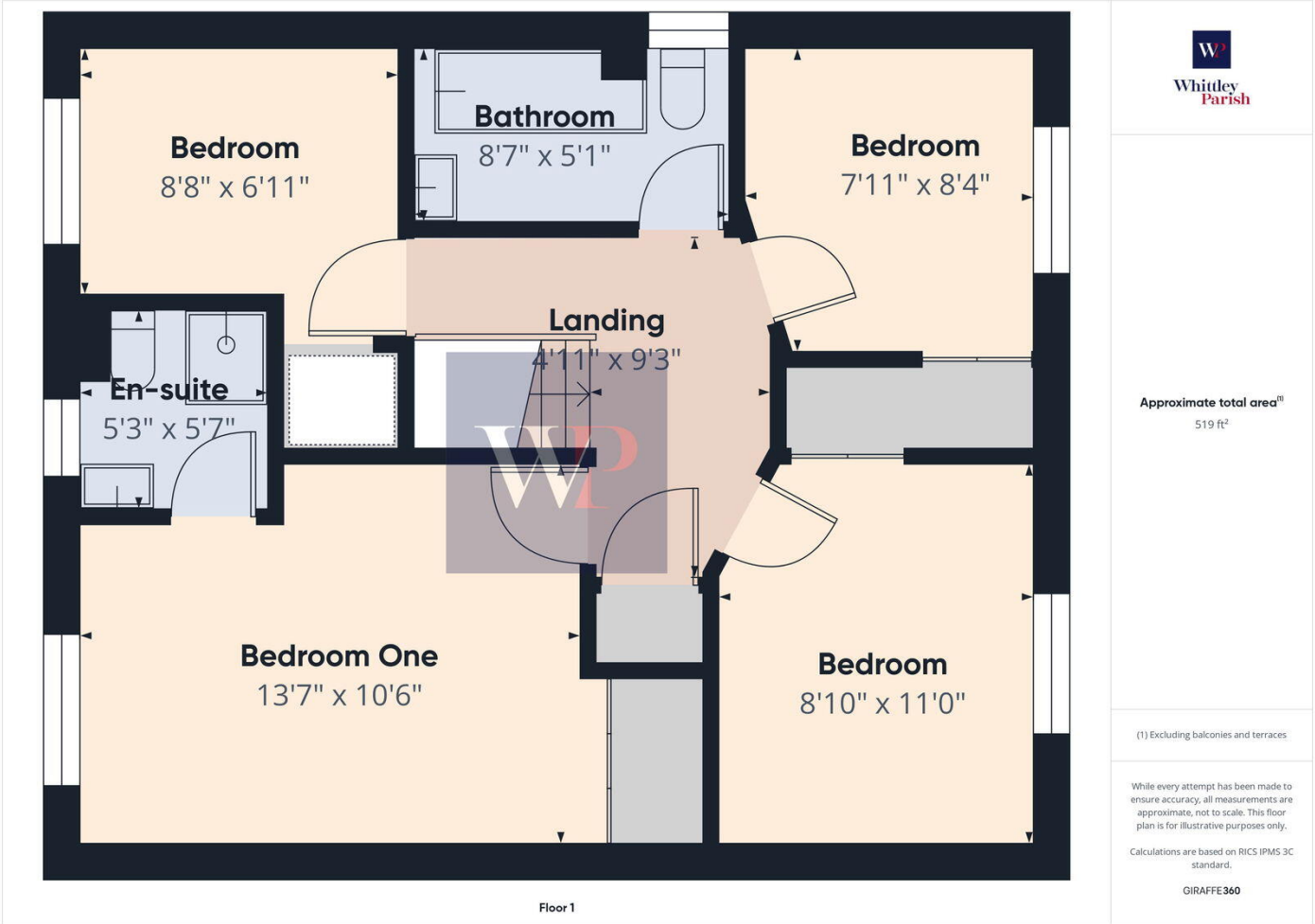








ALEXANDER CLOSE, LONG STRATTON, NORWICH, NR15



ALEXANDER CLOSE, LONG STRATTON, NORWICH, NR15

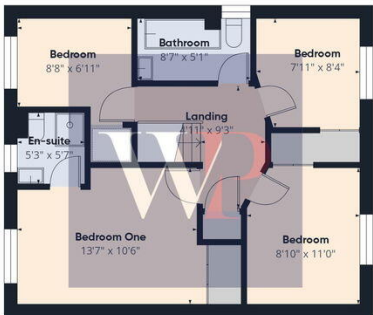




ALEXANDER CLOSE, LONG STRATTON, NORWICH, NR15



Floor 0



Floor 1



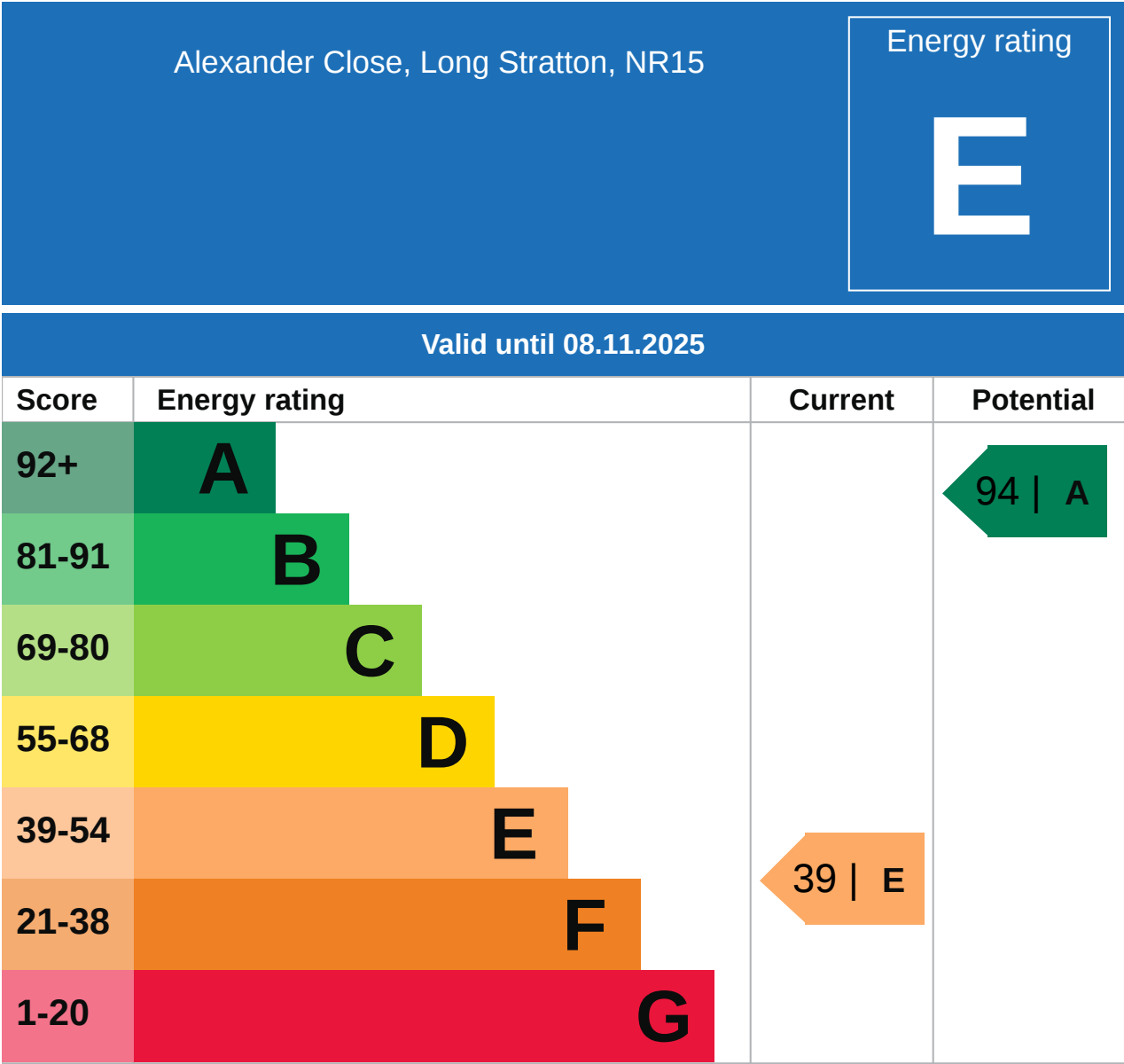
Approximate total area<sup>(1)</sup>  
1355 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

GIRAFFE360





### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 71% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	138 m <sup>2</sup>





### 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

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Whittley Parish | Long Stratton

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

