

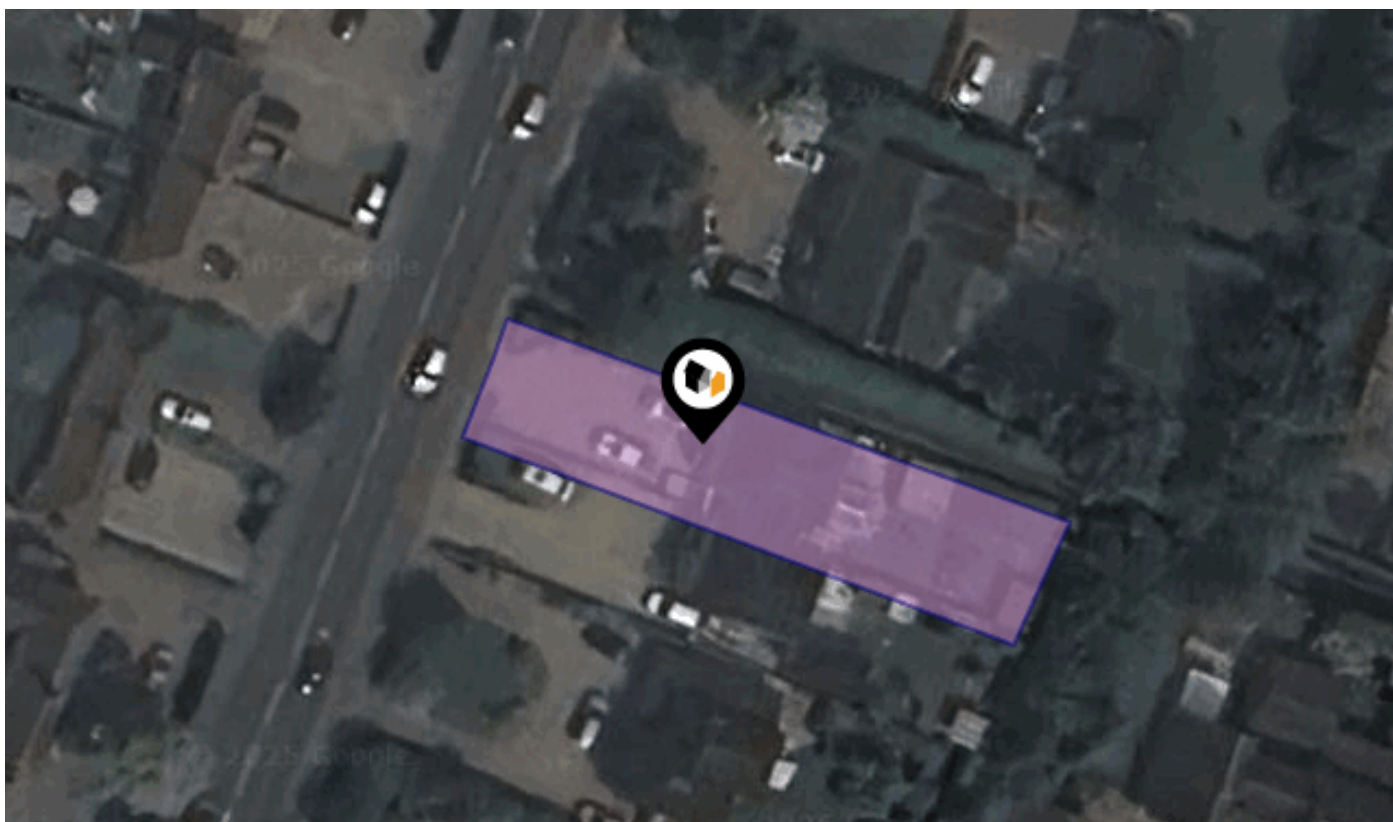


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 12th August 2025



NORWICH ROAD, LONG STRATTON, NORWICH, NR15

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

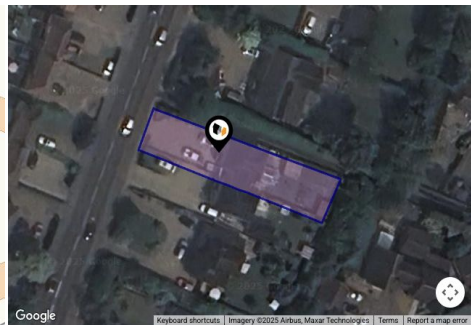
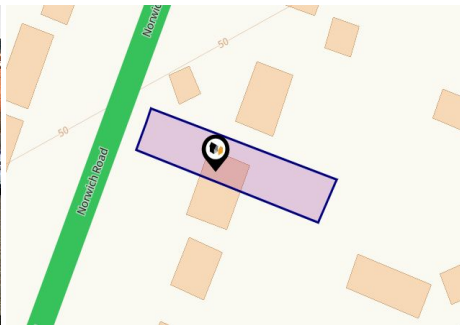
01508 531331

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www.whittleyparish.com













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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,248 ft ² / 116 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band C		
Annual Estimate:	£2,105		
Title Number:	NK418694		

Local Area

Local Authority:	South norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	18 mb/s	67 mb/s	1800 mb/s
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	
				

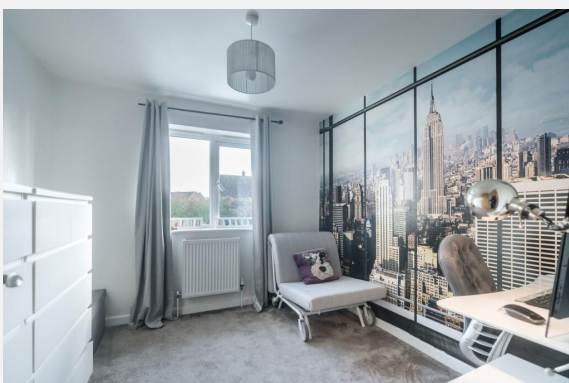
Planning History

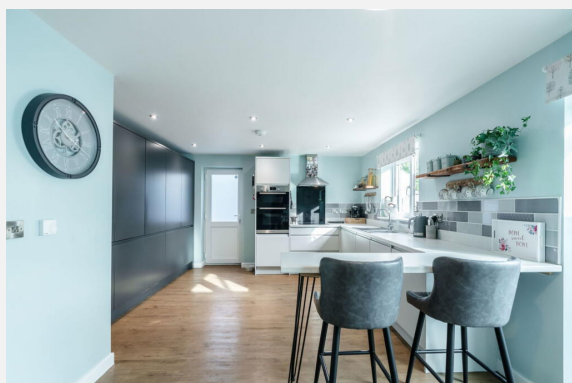
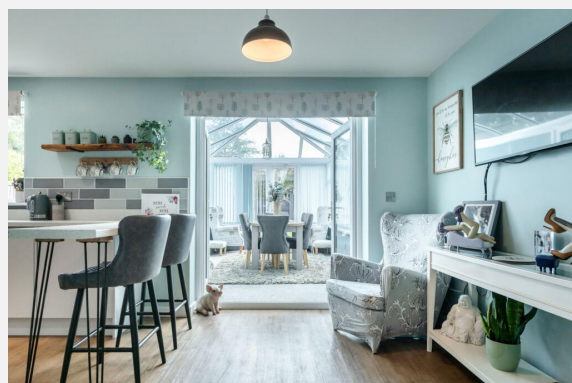
This Address

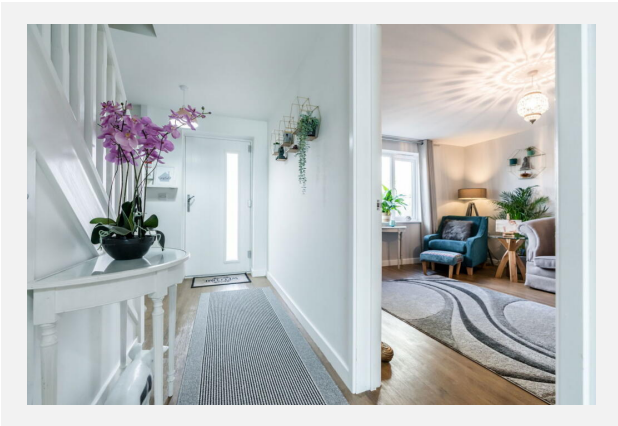


Planning records for: *Norwich Road, Long Stratton, Norwich, NR15*

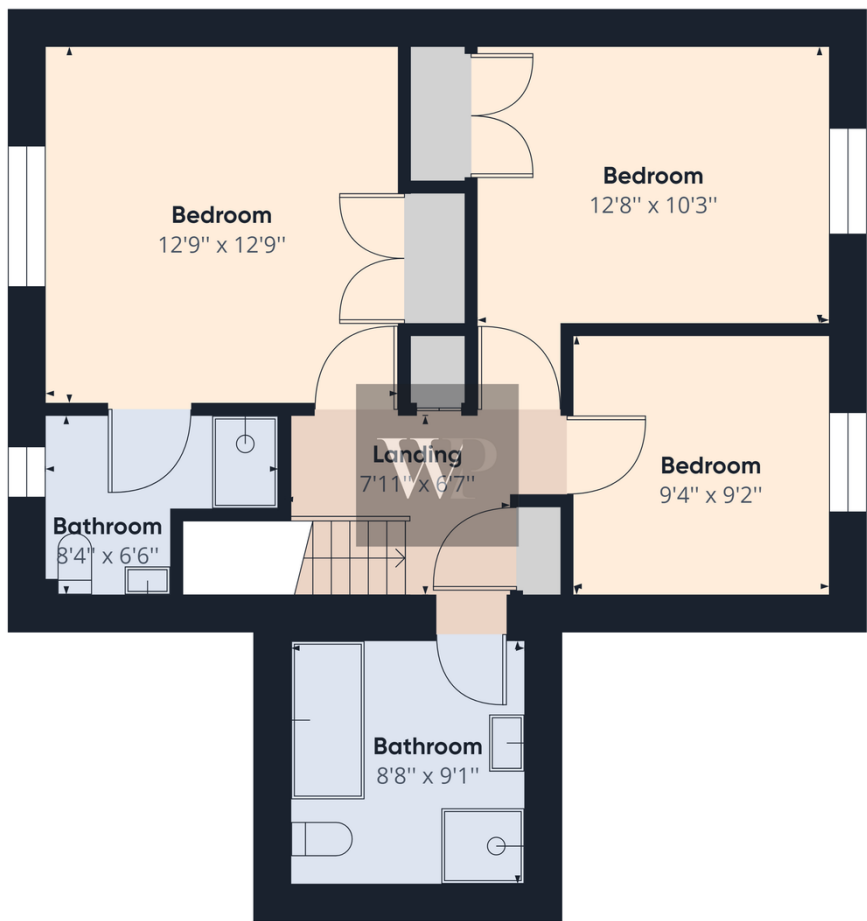
Reference - 2020/0831	
Decision:	Decided
Date:	08th May 2020
Description:	Create new vehicular access.







NORWICH ROAD, LONG STRATTON, NORWICH, NR15



Floor 1



Approximate total area⁽¹⁾
599.96 ft²

(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.

GIRAFFE360

NORWICH ROAD, LONG STRATTON, NORWICH, NR15



Floor 0



Floor 1



Approximate total area⁽¹⁾
1329.83 ft²

(1) Excluding balconies and terraces

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NORWICH ROAD, LONG STRATTON, NORWICH, NR15




Whitley
Parish

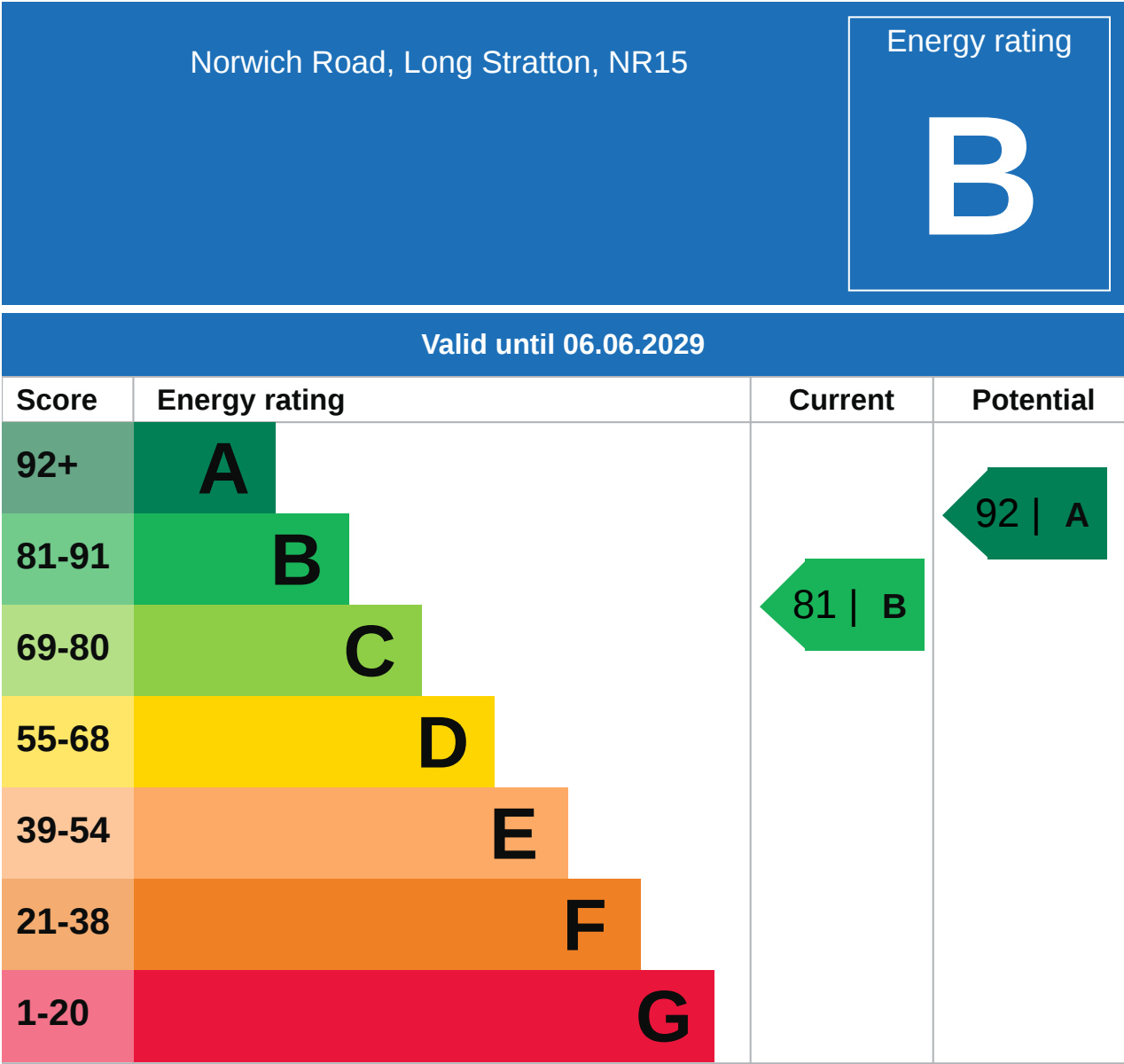
Approximate total area⁽¹⁾
729.87 ft²

(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.

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Floor 0





Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m ² K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² K
Total Floor Area:	116 m ²



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



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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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