

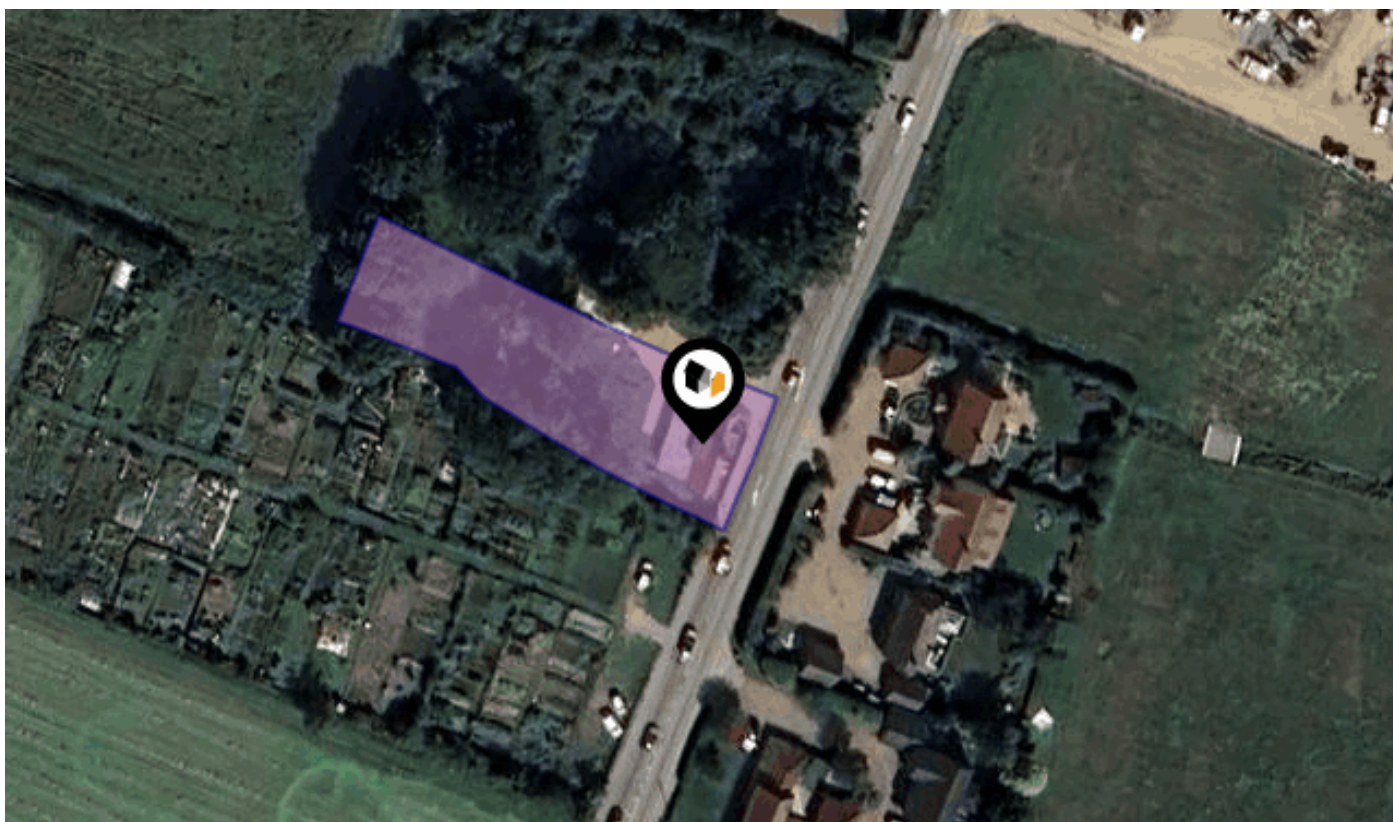


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14<sup>th</sup> November 2025



**NORWICH ROAD, LONG STRATTON, NORWICH, NR15**

## Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

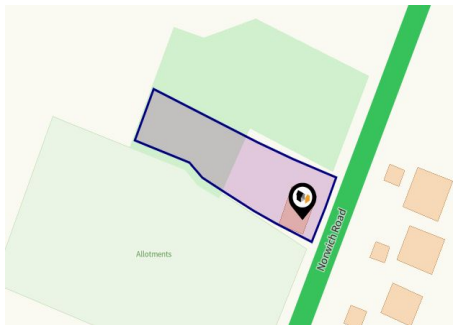
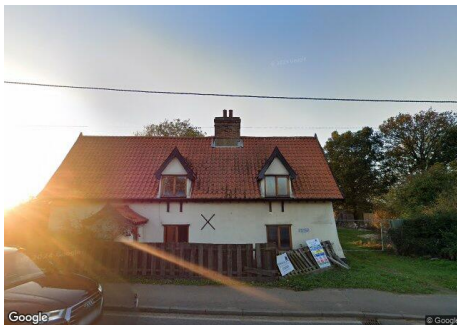
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## Property

|                  |                                            |         |          |
|------------------|--------------------------------------------|---------|----------|
| Type:            | Detached                                   | Tenure: | Freehold |
| Bedrooms:        | 4                                          |         |          |
| Floor Area:      | 1,905 ft <sup>2</sup> / 177 m <sup>2</sup> |         |          |
| Plot Area:       | 0.37 acres                                 |         |          |
| Council Tax :    | Band E                                     |         |          |
| Annual Estimate: | £2,894                                     |         |          |
| Title Number:    | NK284587                                   |         |          |

## Local Area

|                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:                                                                    | Norfolk                                                                             | Estimated Broadband Speeds                                                          |                                                                                      |                                                                                       |
| Conservation Area:                                                                  | No                                                                                  | (Standard - Superfast - Ultrafast)                                                  |                                                                                      |                                                                                       |
| Flood Risk:                                                                         |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
| • Rivers & Seas                                                                     | Very low                                                                            | 16                                                                                  | 36                                                                                   | 1800                                                                                  |
| • Surface Water                                                                     | Very low                                                                            | mb/s                                                                                | mb/s                                                                                 | mb/s                                                                                  |
|                                                                                     |                                                                                     |  |  |  |
| Mobile Coverage:                                                                    |                                                                                     | Satellite/Fibre TV Availability:                                                    |                                                                                      |                                                                                       |
| (based on calls indoors)                                                            |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|  |  |  |   |    |
| O <sub>2</sub>                                                                      | EE                                                                                  | 3                                                                                   | O2                                                                                   | sky                                                                                   |
|                                                                                     |                                                                                     |                                                                                     |                                                                                      |  |

# Planning History

## This Address



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

| Reference - 2004/1100 |                                                                     |
|-----------------------|---------------------------------------------------------------------|
| Decision:             | Decided                                                             |
| Date:                 | 24th May 2004                                                       |
| Description:          | Proposed construction of boundary fence to front & side of dwelling |

| Reference - 2004/1101 |                                                                              |
|-----------------------|------------------------------------------------------------------------------|
| Decision:             | Withdrawn                                                                    |
| Date:                 | 24th May 2004                                                                |
| Description:          | Proposed construction of gate and boundary fence to front & side of dwelling |

| Reference - 2003/0551 |                          |
|-----------------------|--------------------------|
| Decision:             | Decided                  |
| Date:                 | 20th March 2003          |
| Description:          | Insertion of new windows |







Norwich Road, Long Stratton, NORWICH, NR15

Energy rating

**D**

Valid until 12.11.2035

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      | 57   D  | 65   D    |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |



### Additional EPC Data

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|                                      |                                                 |
|--------------------------------------|-------------------------------------------------|
| <b>Property Type:</b>                | Detached house                                  |
| <b>Walls:</b>                        | Timber frame, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                 | Very poor                                       |
| <b>Roof:</b>                         | Pitched, 300 mm loft insulation                 |
| <b>Roof Energy:</b>                  | Very good                                       |
| <b>Window:</b>                       | Fully double glazed                             |
| <b>Window Energy:</b>                | Average                                         |
| <b>Main Heating:</b>                 | Boiler and radiators, oil                       |
| <b>Main Heating Energy:</b>          | Average                                         |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs            |
| <b>Main Heating Controls Energy:</b> | Good                                            |
| <b>Hot Water System:</b>             | From main system                                |
| <b>Hot Water Energy Efficiency:</b>  | Average                                         |
| <b>Lighting:</b>                     | Good lighting efficiency                        |
| <b>Lighting Energy:</b>              | Good                                            |
| <b>Floors:</b>                       | Solid, no insulation (assumed)                  |
| <b>Secondary Heating:</b>            | Room heaters, dual fuel (mineral and wood)      |
| <b>Air Tightness:</b>                | (not tested)                                    |
| <b>Total Floor Area:</b>             | 177 m <sup>2</sup>                              |



### Whittleby Parish | Long Stratton

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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

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