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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 30<sup>th</sup> December 2025**



## MANOR PARK GARDENS, LONG STRATTON, NORWICH, NR15

### Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

01508 531331

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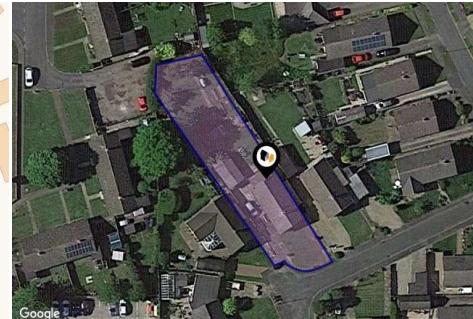
[www.whittleyঃparish.com](http://www.whittleyঃparish.com)



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# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,044 ft <sup>2</sup> / 97 m <sup>2</sup>		
Plot Area:	0.2 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,105		
Title Number:	NK511204		

## Local Area

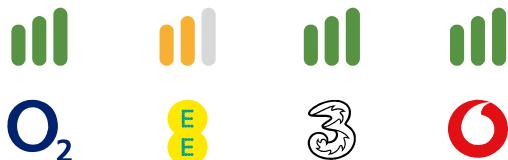
Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**17**  
mb/s      **47**  
mb/s      **1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History **This Address**



Planning records for: ***Manor Park Gardens, Long Stratton, Norwich, NR15***

## Reference - 2021/1077

**Decision:** Decided

**Date:** 06th May 2021

**Description:**

Single storey rear extension and side porch canopy

# Gallery Photos



# Gallery Photos



## MANOR PARK GARDENS, LONG STRATTON, NORWICH, NR15



# Property EPC - Certificate



Long Stratton, NR15

Energy rating

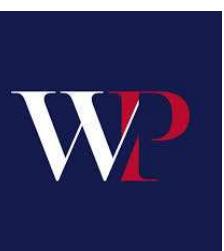
**D**

Valid until 25.08.2035

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

# Property

## EPC - Additional Data



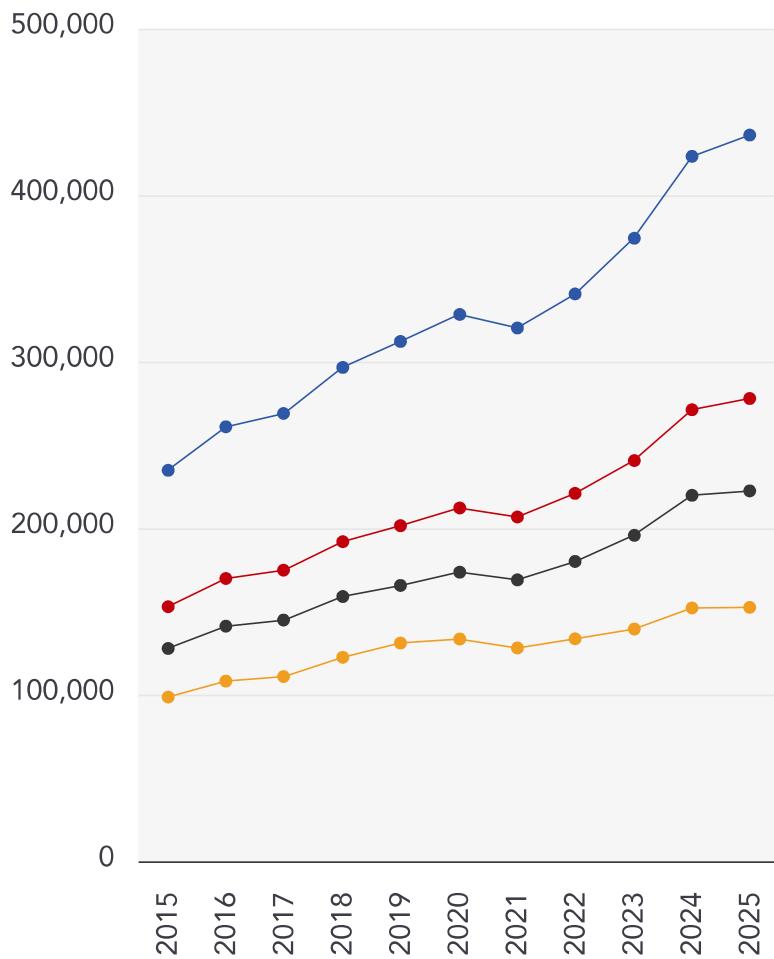
### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Automatic charge control
<b>Hot Water System:</b>	Electric instantaneous at point of use
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	97 m <sup>2</sup>

# Market House Price Statistics



## 10 Year History of Average House Prices by Property Type in NR15



Detached

**+85.73%**

Semi-Detached

**+81.75%**

Terraced

**+74.03%**

Flat

**+54.55%**



### **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.



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# Whittley Parish | Long Stratton

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