

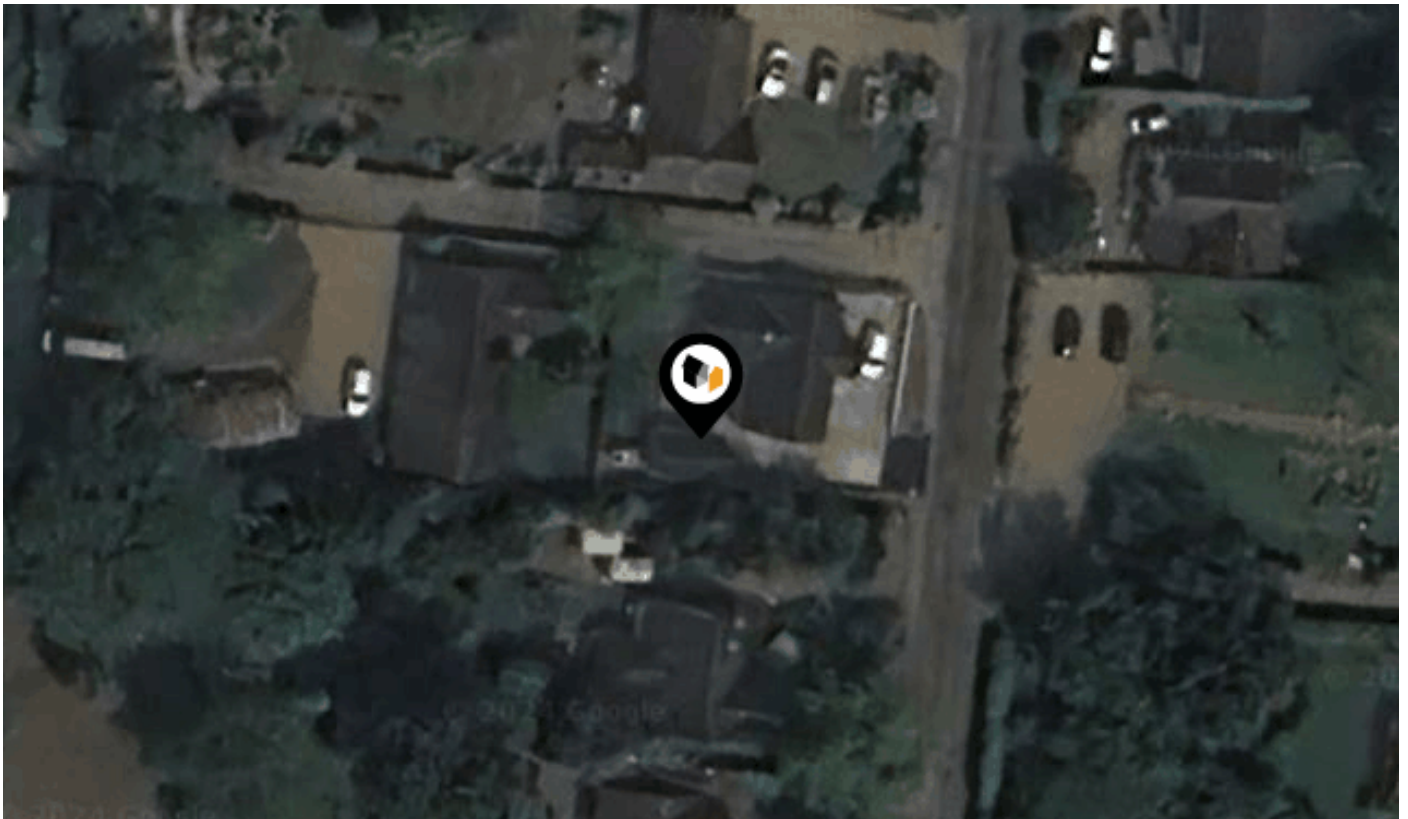


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th July 2024



STATION ROAD, ASLACTON, NORWICH, NR15

Whittley Parish | Long Stratton

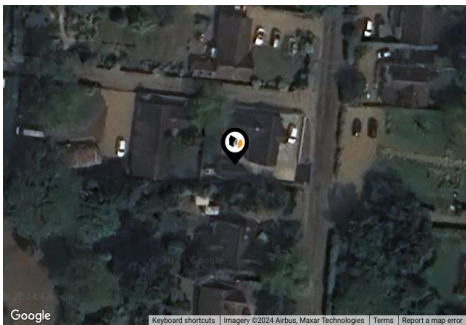
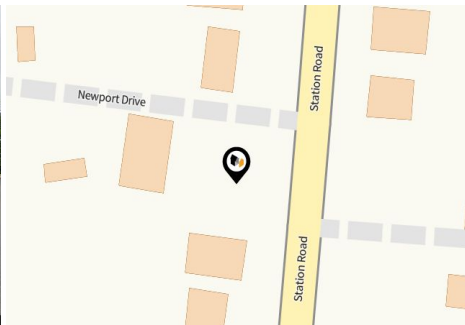
Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

01508 531331

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www.whittleyparish.com





Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,011 ft ² / 94 m ²
Council Tax :	Band D
Annual Estimate:	£2,258

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

29 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Aslacton, NR15

Energy rating

B

Valid until 04.01.2033

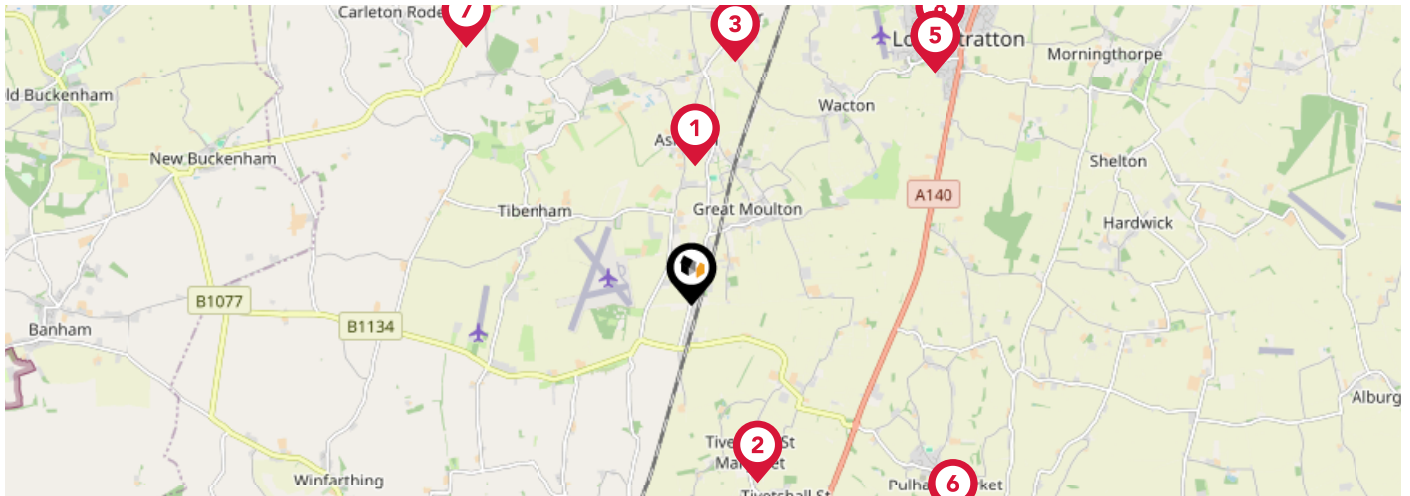
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



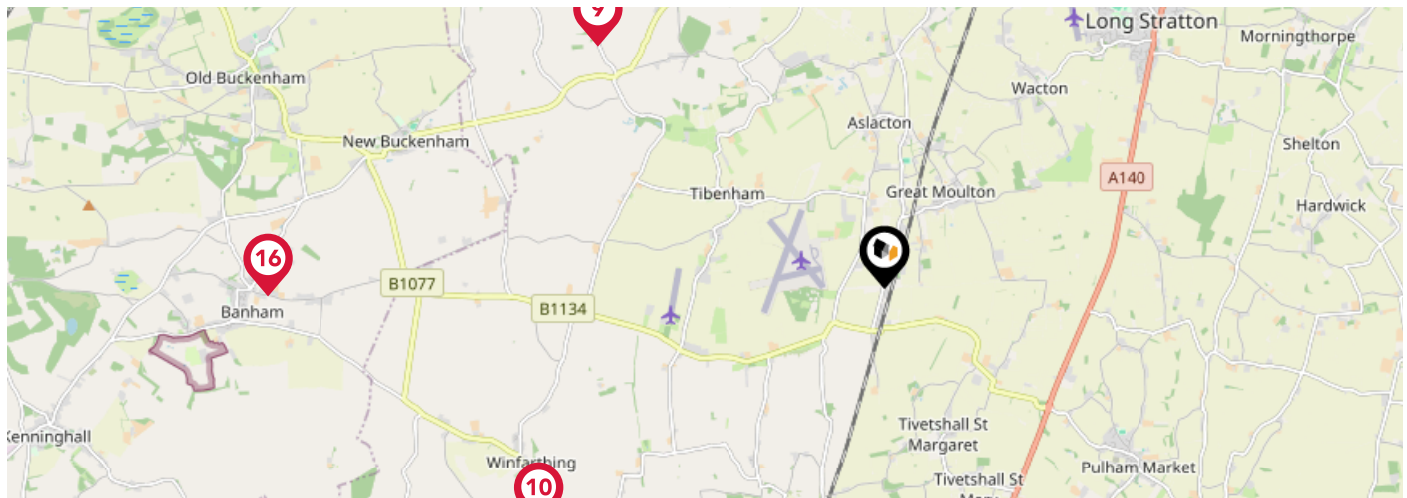
Additional EPC Data

Property Type:	Bungalow
Build Form:	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 0.24 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m ² ·K
Total Floor Area:	94 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Aslacton Primary School Ofsted Rating: Good Pupils: 61 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 14 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Fornsett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 104 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 182 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Long Stratton High School Ofsted Rating: Good Pupils: 586 Distance:3.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Pulham Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Bunwell Primary School Ofsted Rating: Good Pupils: 89 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Mary's Church of England Junior School Ofsted Rating: Good Pupils: 212 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

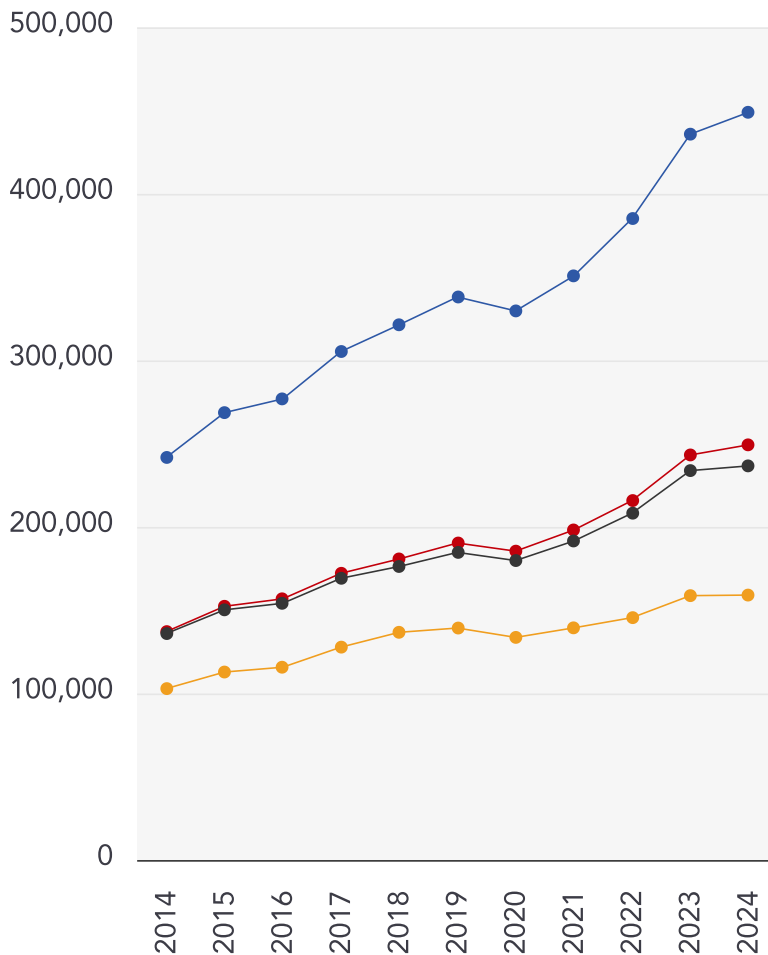


		Nursery	Primary	Secondary	College	Private
	Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 48 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 71 Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tacolneston Church of England Primary Ofsted Rating: Good Pupils: 106 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 184 Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 37 Distance:4.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 123 Distance:5.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorn Park School Ofsted Rating: Inadequate Pupils: 84 Distance:5.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.



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.



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Whittley Parish | Long Stratton

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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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