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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 10th June 2026



COLEGATE END, PULHAM MARKET, DISS, IP21

Whittley Parish | Long Stratton

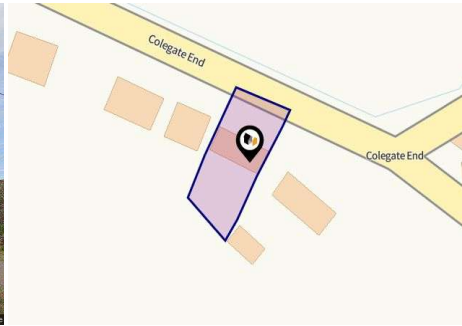
Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

01508 531331

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Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.17 acres
Year Built :	1983-1990
Council Tax :	Band E
Annual Estimate:	£3,035
Title Number:	NK381668

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

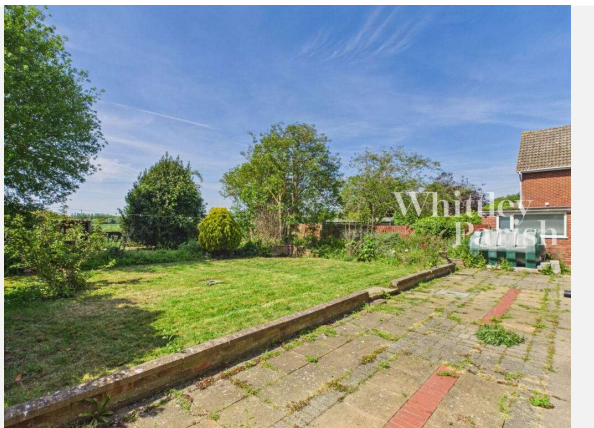
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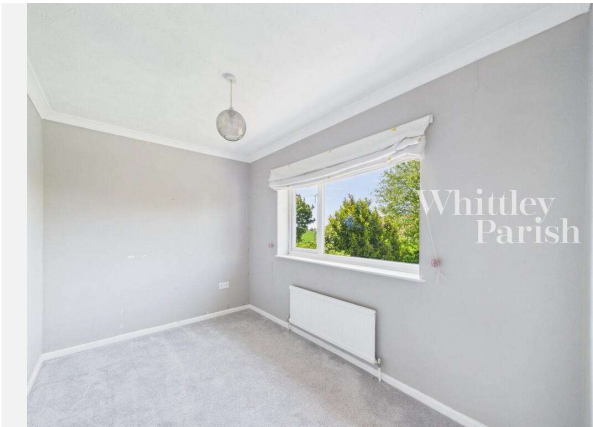
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:











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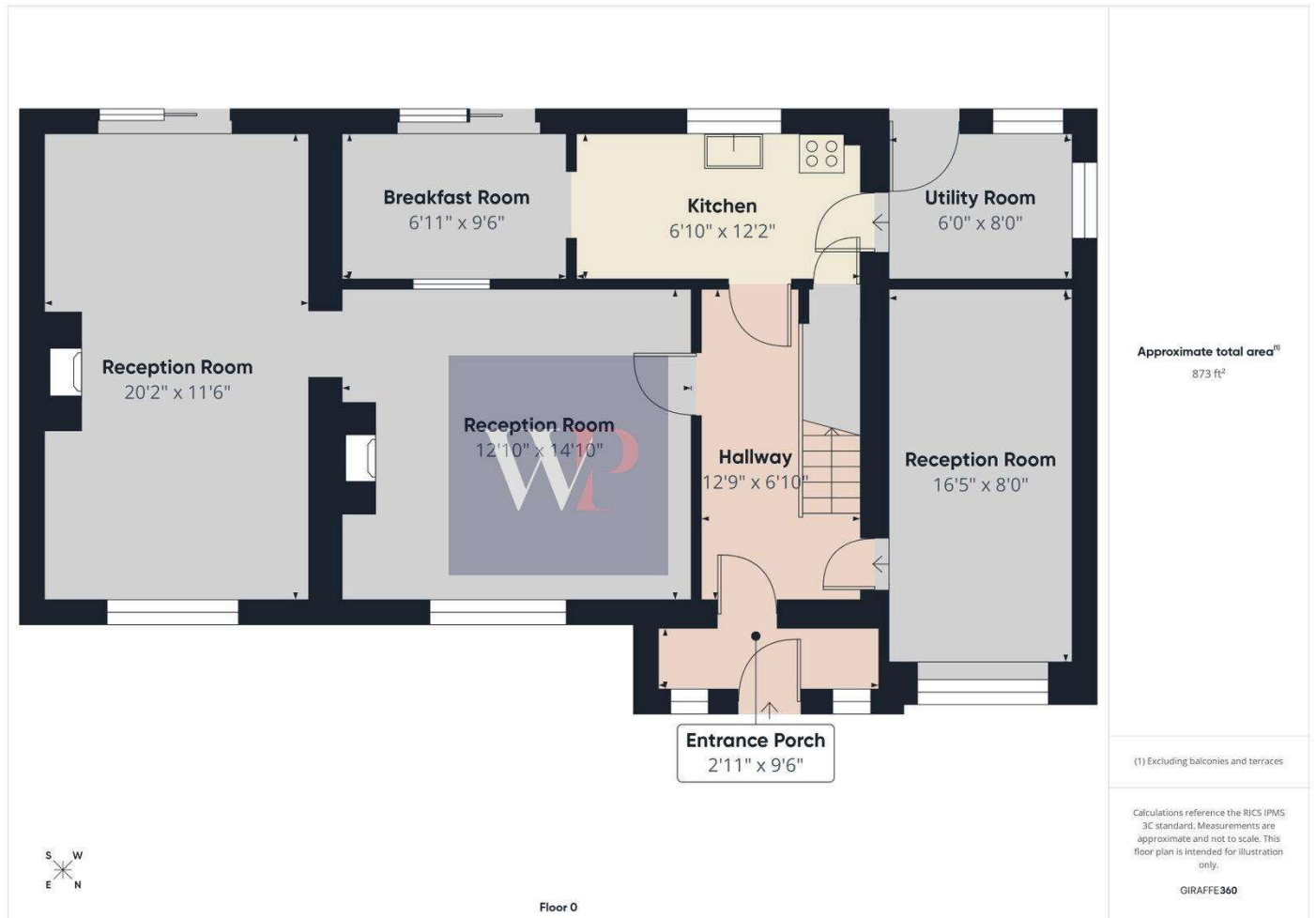


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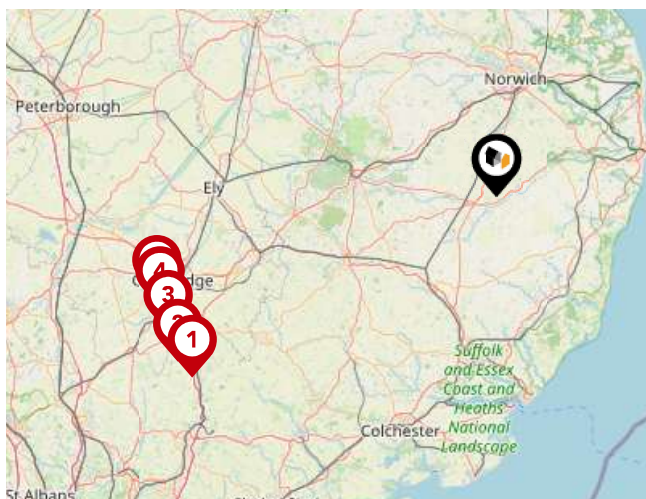
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.64 miles
2	Diss Rail Station	6.66 miles
3	Spoooner Row Rail Station	8.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	51.43 miles
2	M11 J10	52.03 miles
3	M11 J11	51.54 miles
4	M11 J13	51.27 miles
5	M11 J14	51.23 miles

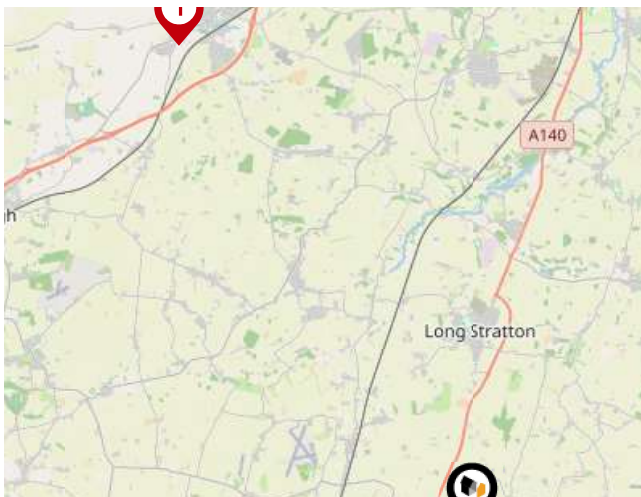
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Island Cottage	0.06 miles
2	Stony Lane	0.55 miles
3	Mill Lane	0.88 miles
4	Tattlepot Road	0.92 miles
5	Tivetshall Turn	0.81 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	10.17 miles



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 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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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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