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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 19th March 2026



IPSWICH ROAD, LONG STRATTON, NORWICH, NR15

Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	803 ft ² / 74 m ²		
Plot Area:	0.09 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,842		
Title Number:	NK275050		

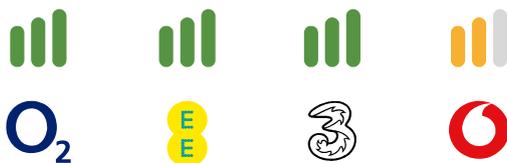
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



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

Reference - 2013/1827
Decision: Decided
Date: 30th September 2013
Description: Two Storey rear extension to dwelling

Reference - 2023/0562
Decision: Decided
Date: 06th March 2023
Description: Drop kerb to allow access across footpath onto drive

Gallery Photos







IPSWICH ROAD, LONG STRATTON, NORWICH, NR15





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IPSWICH ROAD, LONG STRATTON, NR15

Energy rating

D

Valid until 11.03.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

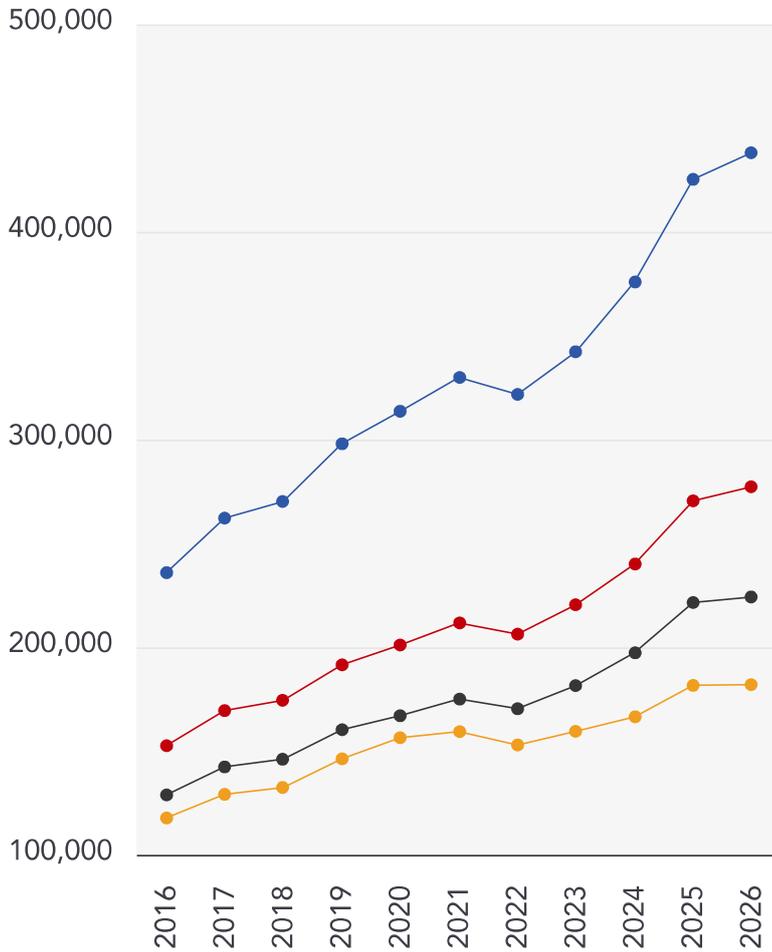
Property Type:	Semi-detached house
Walls:	Cob, as built
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Room heaters, dual fuel (mineral and wood)
Main Heating Energy:	Poor
Main Heating Controls:	No thermostatic control of room temperature
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	82 m ²

Market

House Price Statistics



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



Detached

+85.73%

Semi-Detached

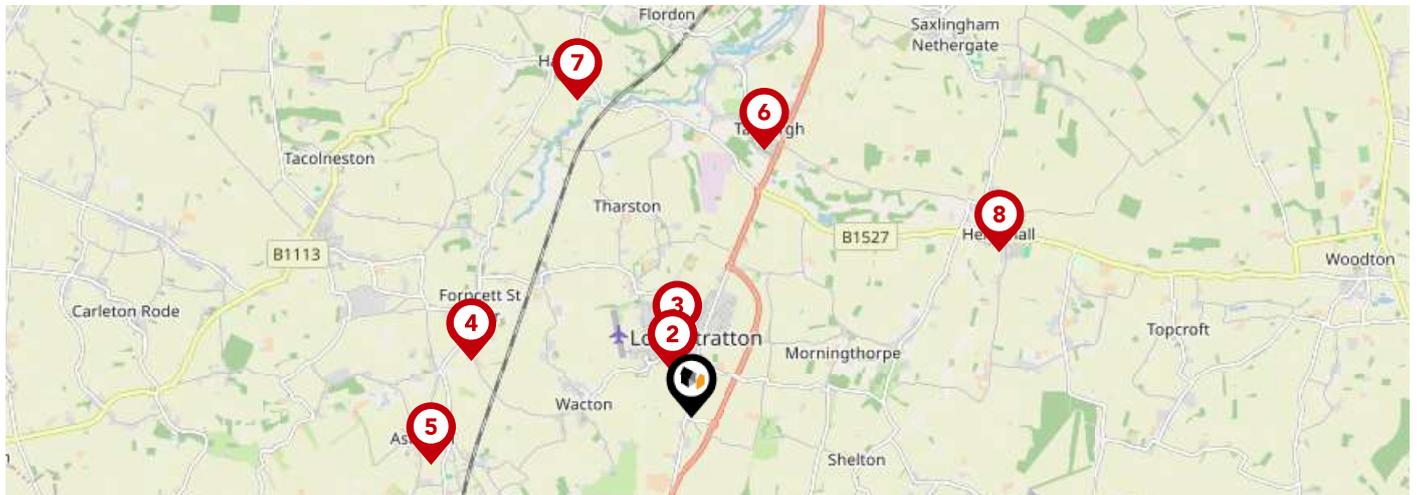
+81.75%

Terraced

+74.03%

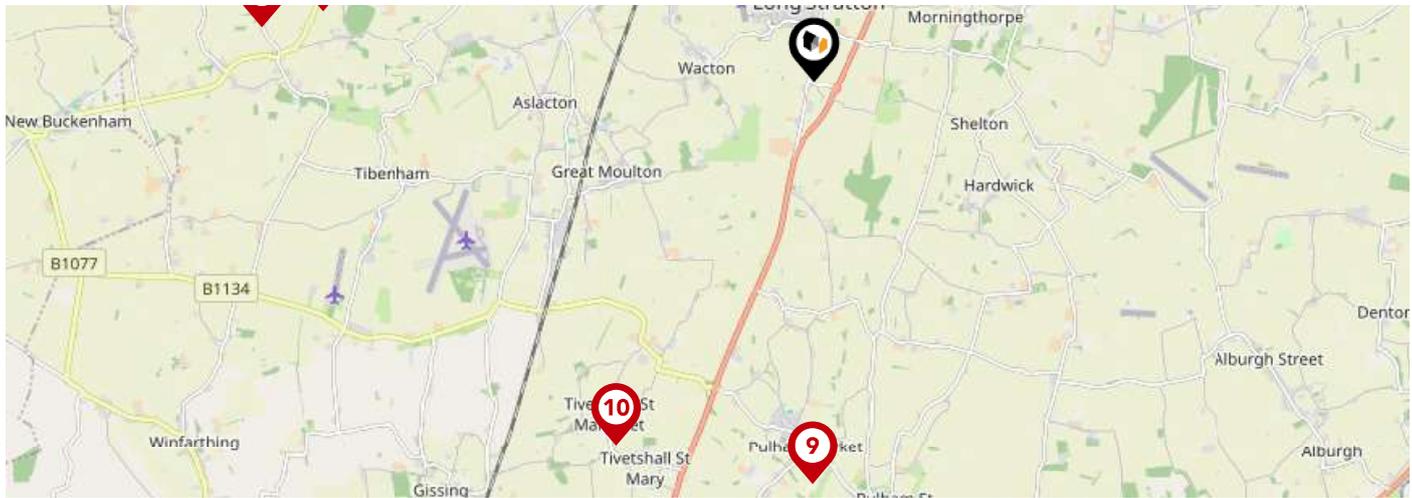
Flat

+54.55%



	Nursery	Primary	Secondary	College	Private
1 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Forngett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Preston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 125 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 24 Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Hempnall Primary School Ofsted Rating: Good Pupils: 148 Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
9 Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Tacolneston Church of England Primary Academy Ofsted Rating: Good Pupils: 90 Distance:3.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Saxlingham Nethergate CofE VC Primary School Ofsted Rating: Good Pupils: 63 Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Newton Flotman Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 102 Distance:4.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:4.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

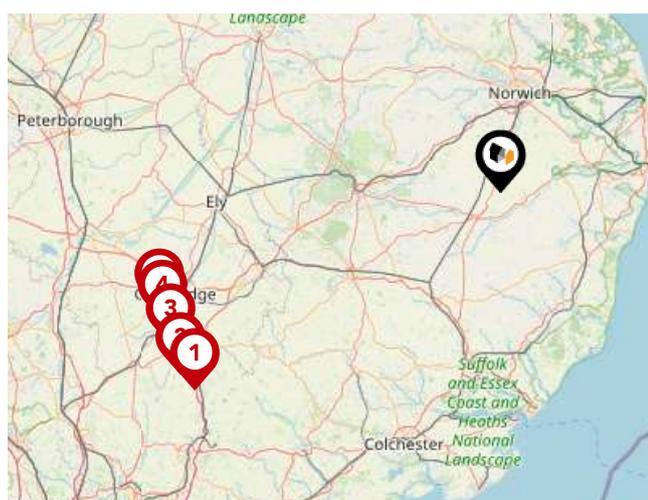
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Wymondham Rail Station	7.54 miles
2	Spooner Row Rail Station	7.17 miles
3	Spooner Row Rail Station	7.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	52.85 miles
2	M11 J10	53.33 miles
3	M11 J11	52.64 miles
4	M11 J13	52.21 miles
5	M11 J14	52.09 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lime Tree Avenue	0.1 miles
2	Police Station	0.1 miles
3	Police Station	0.14 miles
4	Lime Tree Avenue	0.15 miles
5	St Mary's Road	0.26 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	8.18 miles



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 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

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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