

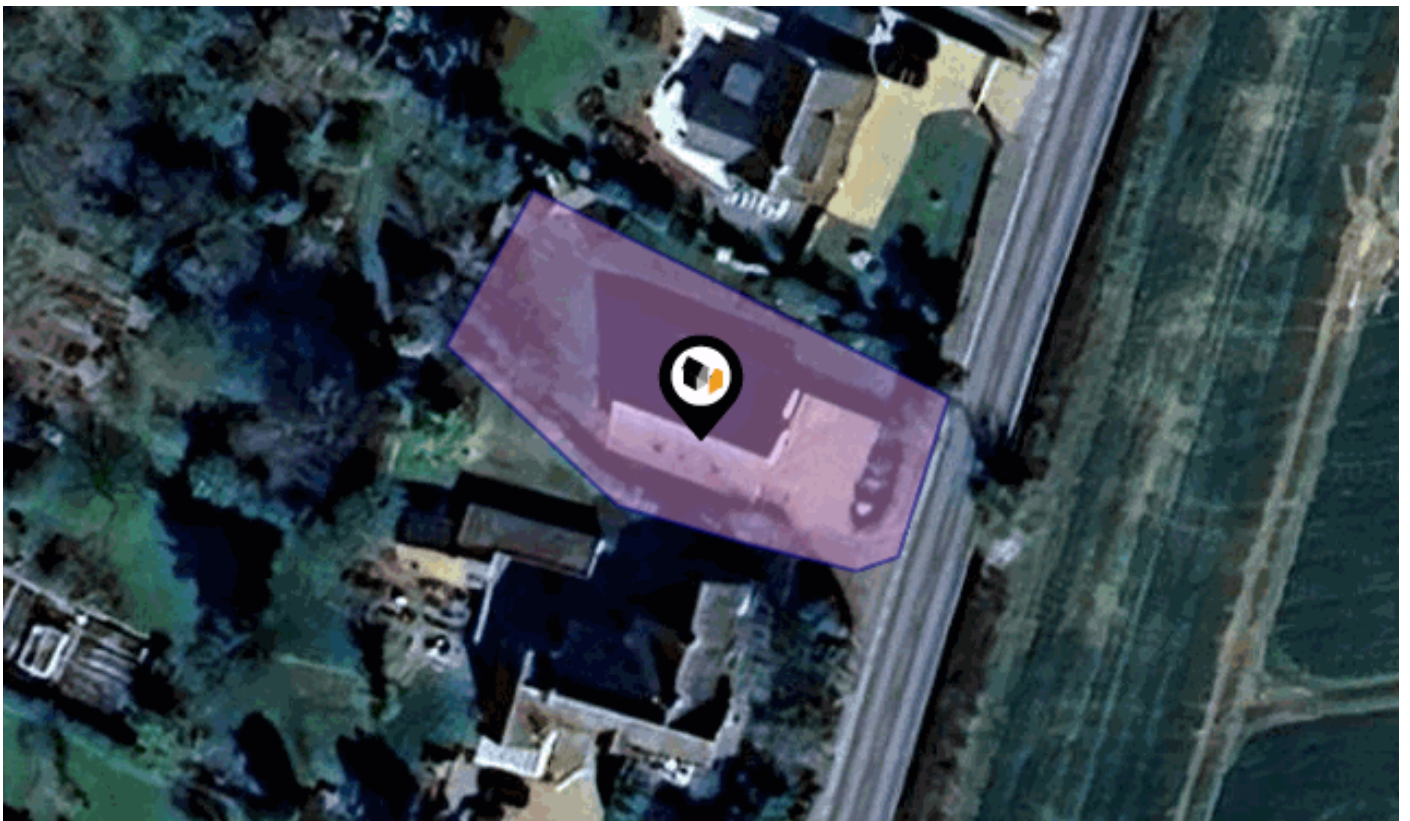


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28th May 2026



HARLESTON ROAD, WEYBREAD, DISS, IP21

Whittley Parish | Long Stratton

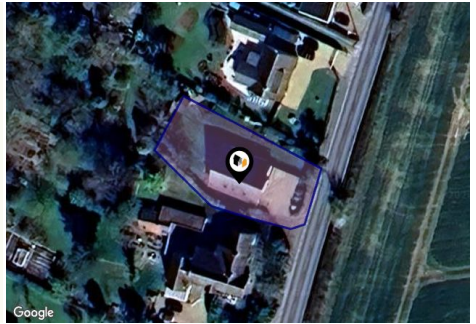
Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,097 ft ² / 194 m ²		
Plot Area:	0.18 acres		
Year Built :	1996-2002		
Council Tax :	Band F		
Annual Estimate:	£3,347		
Title Number:	SK216767		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		5	1800
● Rivers & Seas	Very low	mb/s	mb/s
● Surface Water	Very low		



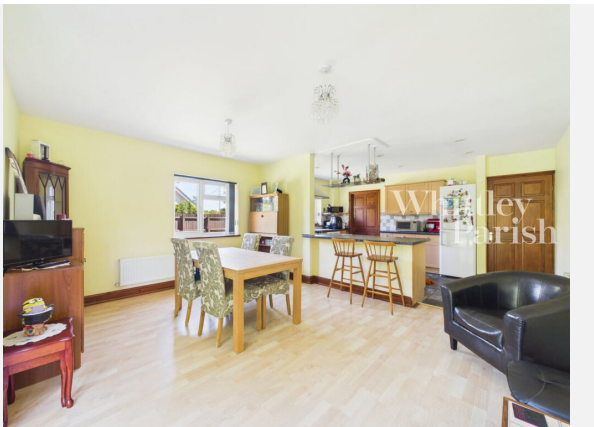
Mobile Coverage:
(based on calls indoors)

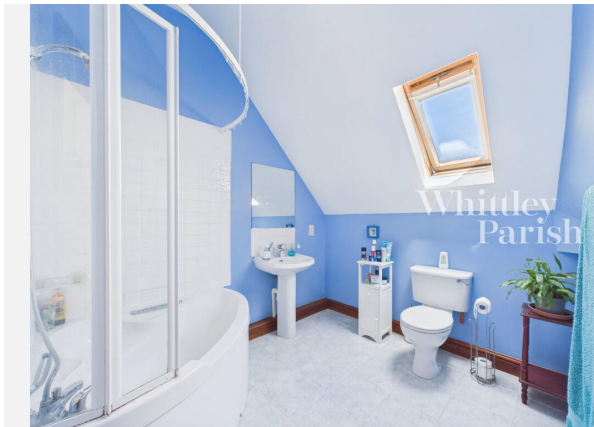
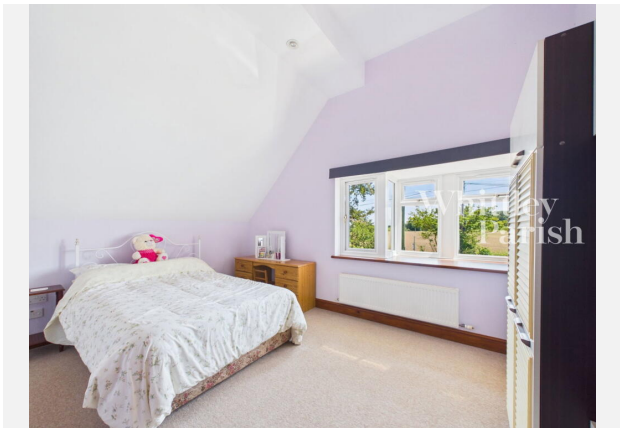


Satellite/Fibre TV Availability:



Gallery Photos









HARLESTON ROAD, WEYBREAD, DISS, IP21





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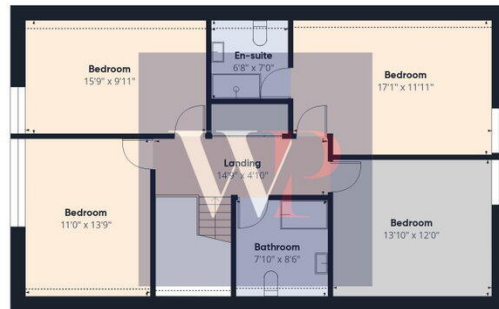




HARLESTON ROAD, WEYBREAD, DISS, IP21



Floor 0



Floor 1



Approximate total area⁽¹⁾
2097 ft²
Reduced headroom
46 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Harleston Road, Weybread, DISS, IP21

Energy rating

D

Valid until 08.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Very poor
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	166 m ²



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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Data Quality

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