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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th September 2026



PATRICK ROAD, LONG STRATTON, NORWICH, NR15

Whittle Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

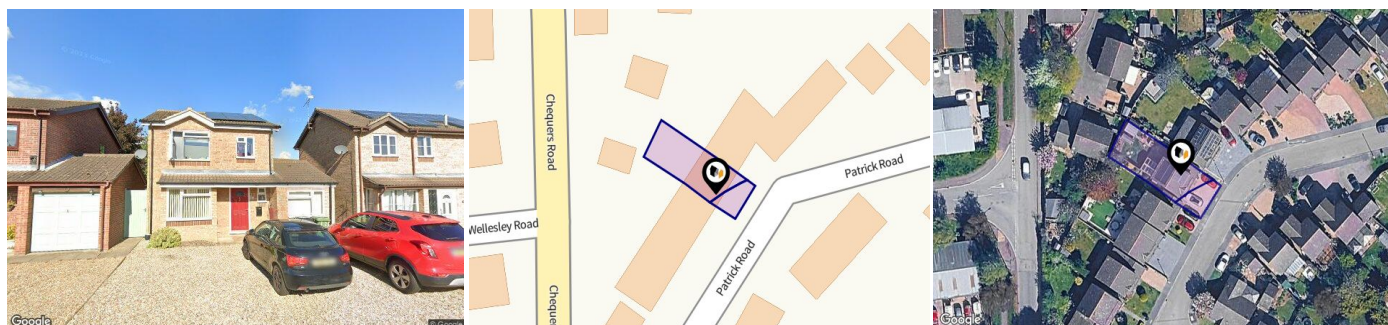
01508 531331

rachel@whittleparish.com

www.whittleparish.com



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,117 ft ² / 103 m ²		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£2,207		
Title Number:	NK71779		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



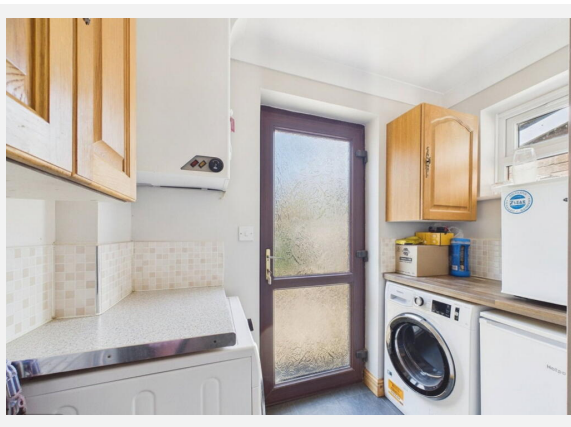
Planning History

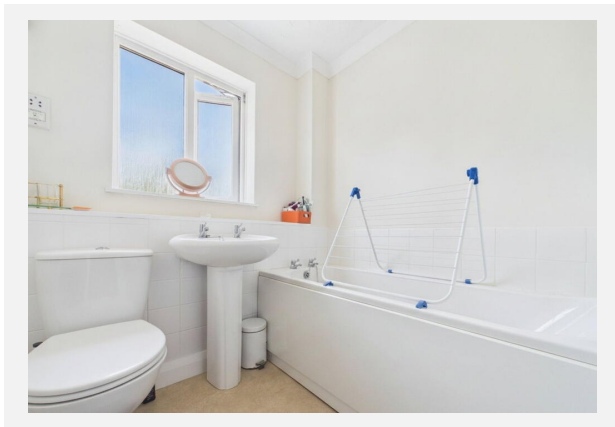
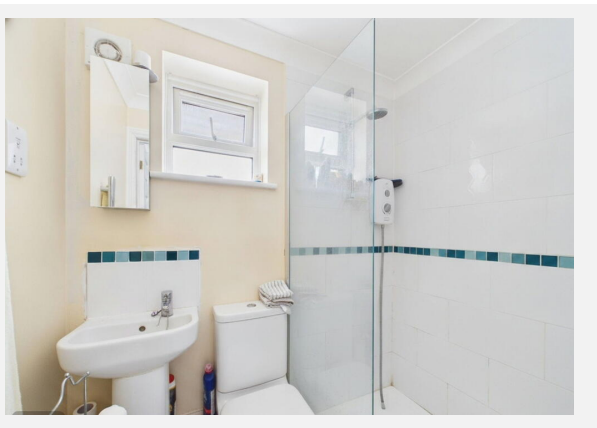
This Address



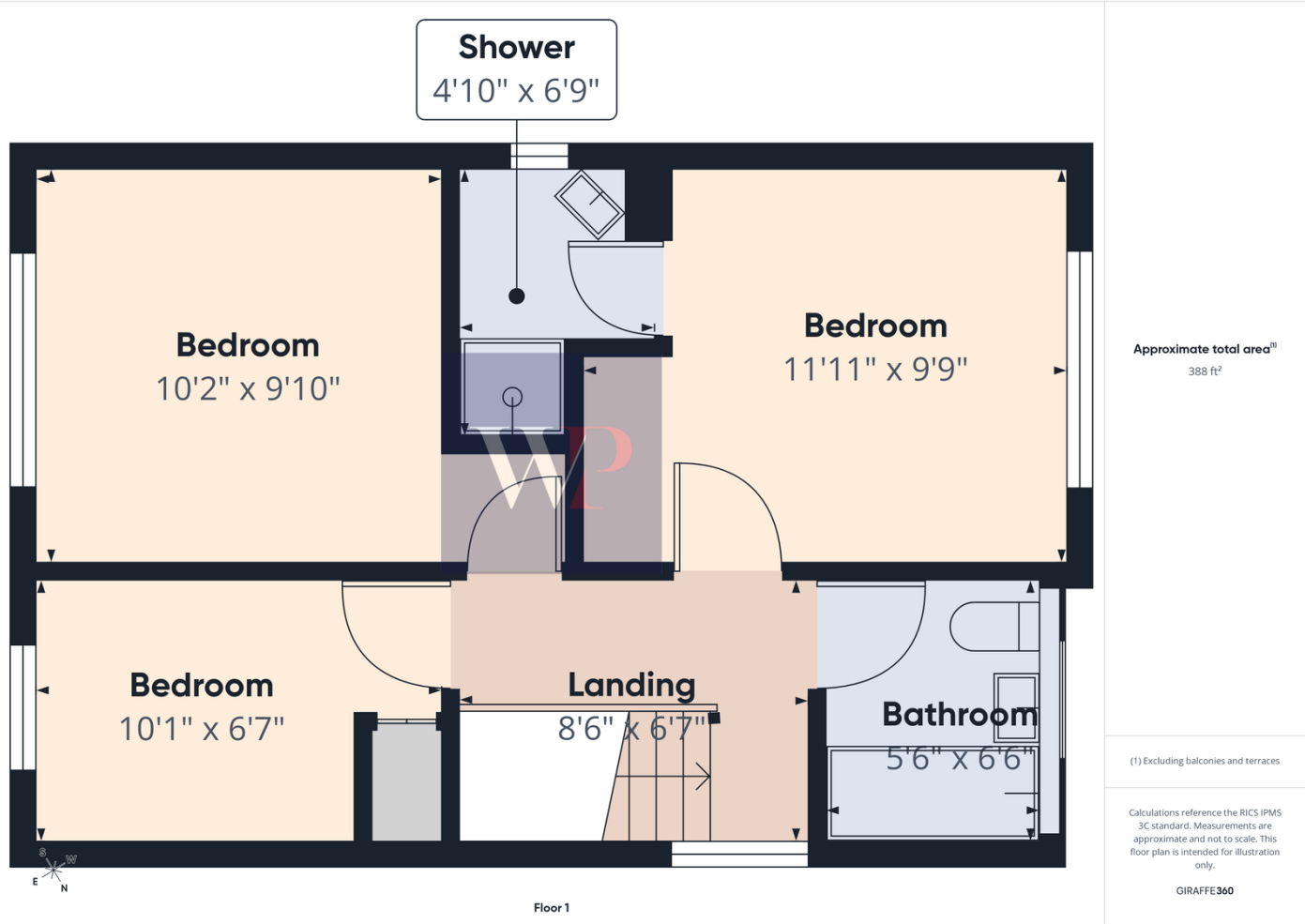
Planning records for: *Patrick Road, Long Stratton, Norwich, NR15*

Reference - 2000/1407	
Decision:	Decided
Date:	29th August 2000
Description:	Erection of single storey extension to dwelling





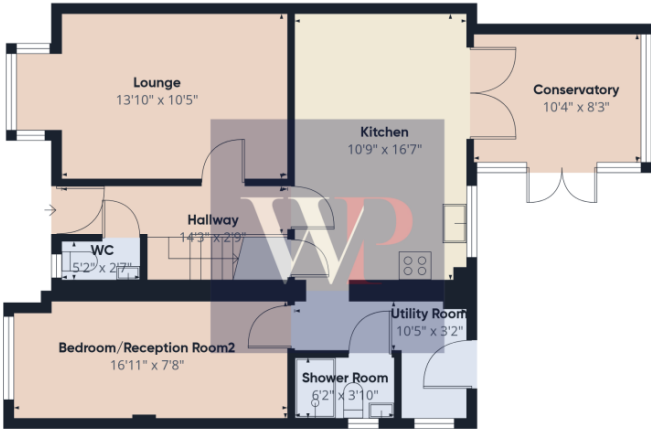
PATRICK ROAD, LONG STRATTON, NORWICH, NR15



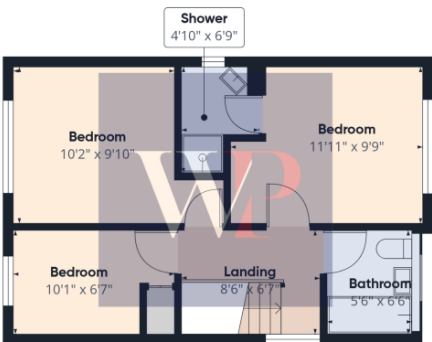
PATRICK ROAD, LONG STRATTON, NORWICH, NR15



PATRICK ROAD, LONG STRATTON, NORWICH, NR15



Floor 0



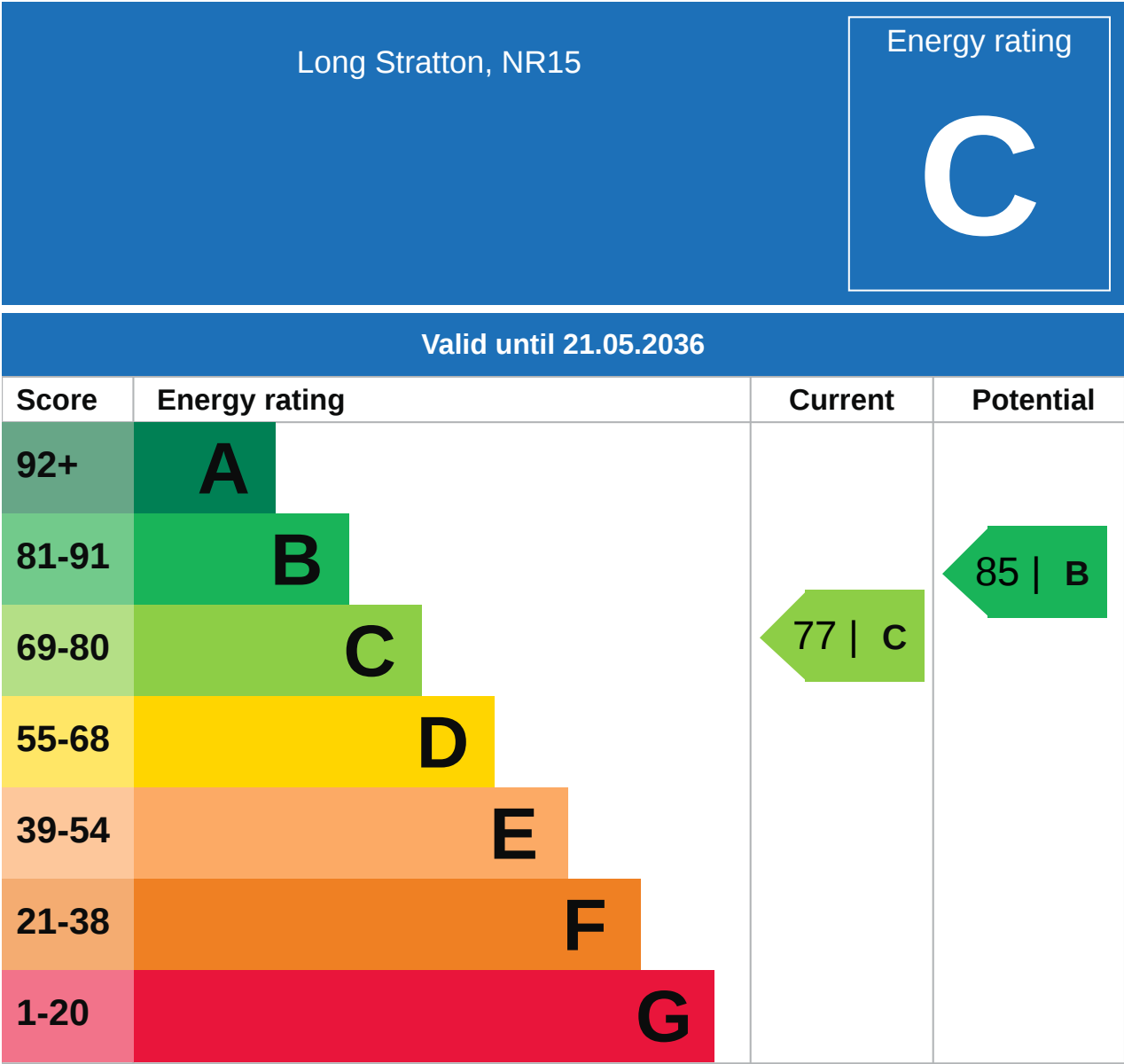
Floor 1

Approximate total area⁽¹⁾
1117 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360





Additional EPC Data

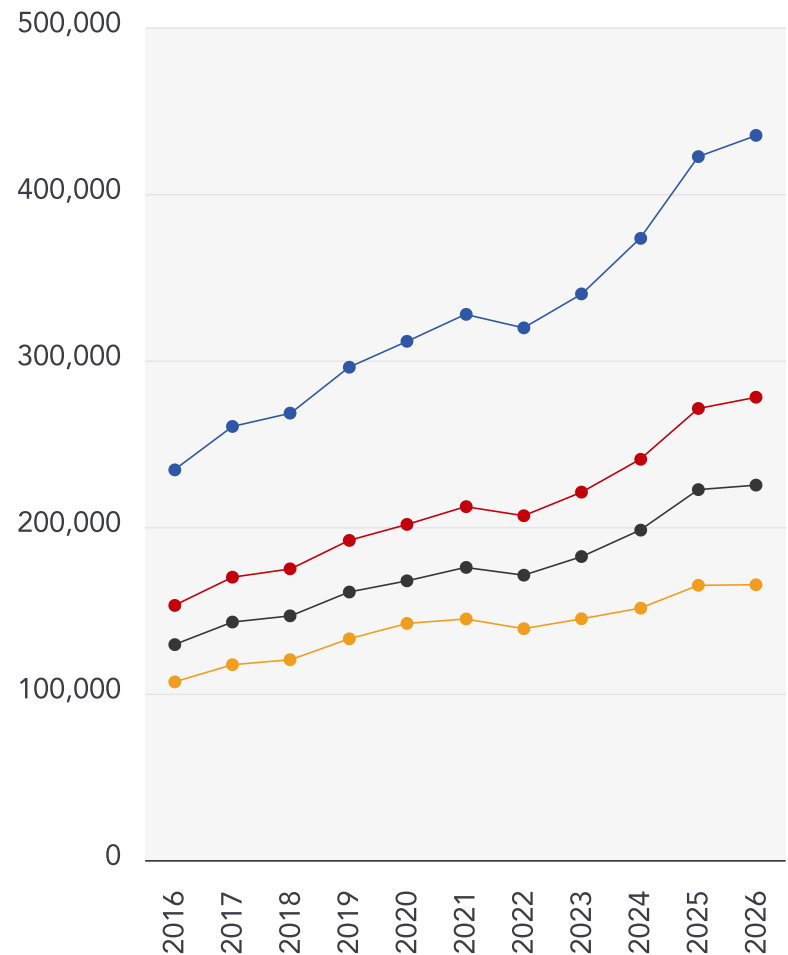
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	100 m ²

Market

House Price Statistics



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



Detached

+85.73%

Semi-Detached

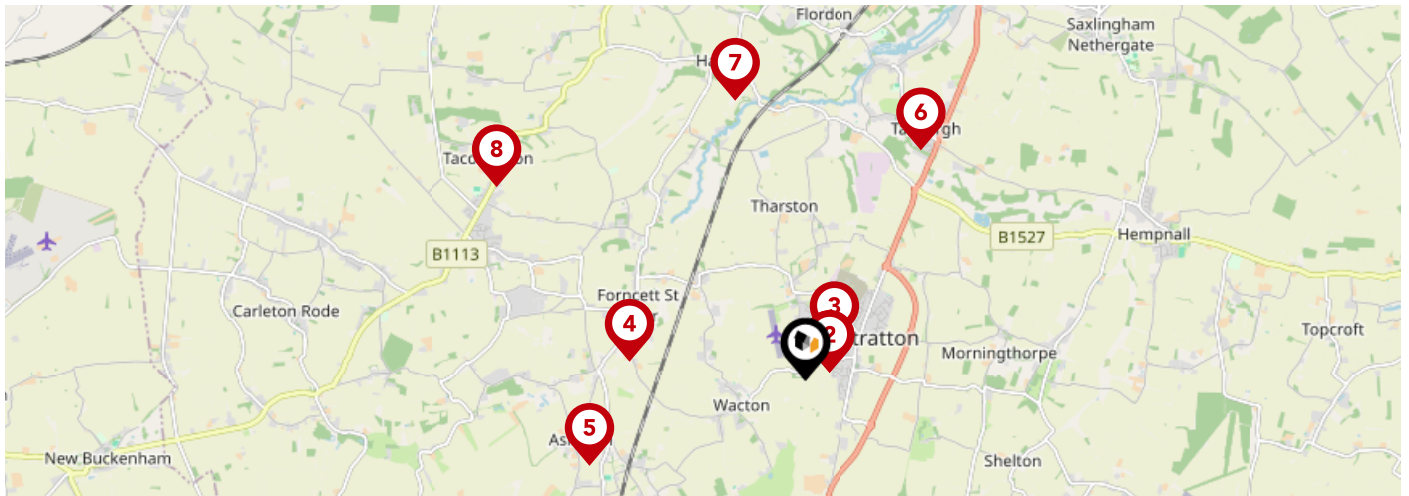
+81.75%

Terraced

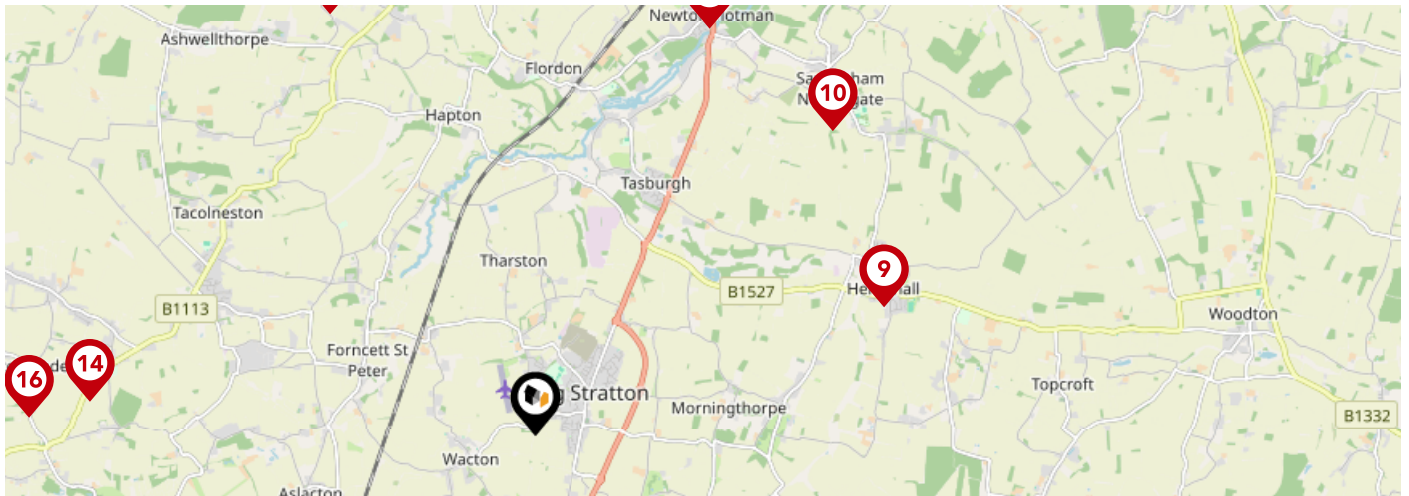
+74.03%

Flat

+54.55%



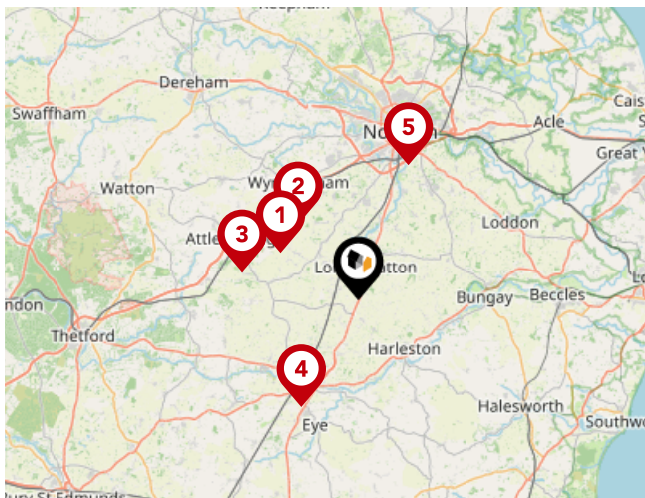
		Nursery	Primary	Secondary	College	Private
1	Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:0.23	☐	☒	☐	☐	☐
2	Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:0.23	☐	☐	☒	☐	☐
3	St Mary's Church of England Junior Academy Ofsted Rating: Outstanding Pupils: 176 Distance:0.43	☐	☒	☐	☐	☐
4	Forncett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:1.59	☐	☒	☐	☐	☐
5	Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:2.1	☐	☒	☐	☐	☐
6	Preston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 125 Distance:2.34	☐	☒	☐	☐	☐
7	Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 24 Distance:2.6	☐	☒	☐	☐	☐
8	Tacolneston Church of England Primary Academy Ofsted Rating: Good Pupils: 90 Distance:3.29	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hempnall Primary School Ofsted Rating: Good Pupils: 148 Distance:3.36	☐	☒	☐	☐	☐
	Saxlingham Nethergate CofE VC Primary School Ofsted Rating: Good Pupils: 63 Distance:3.85	☐	☒	☐	☐	☐
	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:3.89	☐	☒	☐	☐	☐
	Newton Flotman Church of England Primary Academy Ofsted Rating: Expected standard Pupils: 102 Distance:4	☐	☒	☐	☐	☐
	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:4	☐	☒	☐	☐	☐
	Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:4.02	☐	☒	☐	☐	☐
	Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:4.22	☐	☒	☐	☐	☐
	Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:4.57	☐	☒	☐	☐	☐

Area

Transport (National)



National Rail Stations

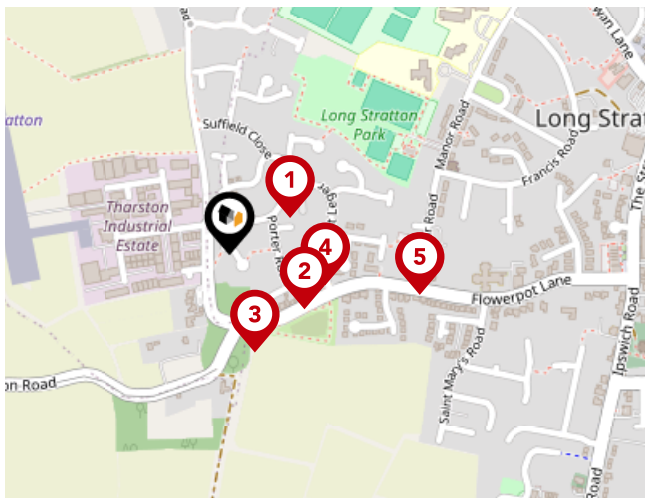
Pin	Name	Distance
1	Spooner Row Rail Station	6.65 miles
2	Wymondham Rail Station	7.03 miles
3	Attleborough Rail Station	8.65 miles
4	Diss Rail Station	8.82 miles
5	Norwich Rail Station	10.36 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

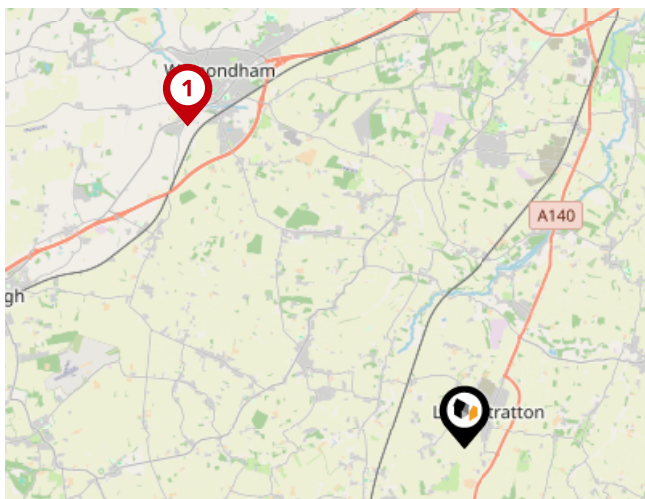
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Poter Road	0.08 miles
2	Spinney Close	0.1 miles
3	Flowerpot Lane	0.11 miles
4	St Leger	0.11 miles
5	Bus Shelter	0.22 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	7.66 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 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.



/whittleyparishmanagementltd



/whittleyparish



/whittleyparish/?hl=en

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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