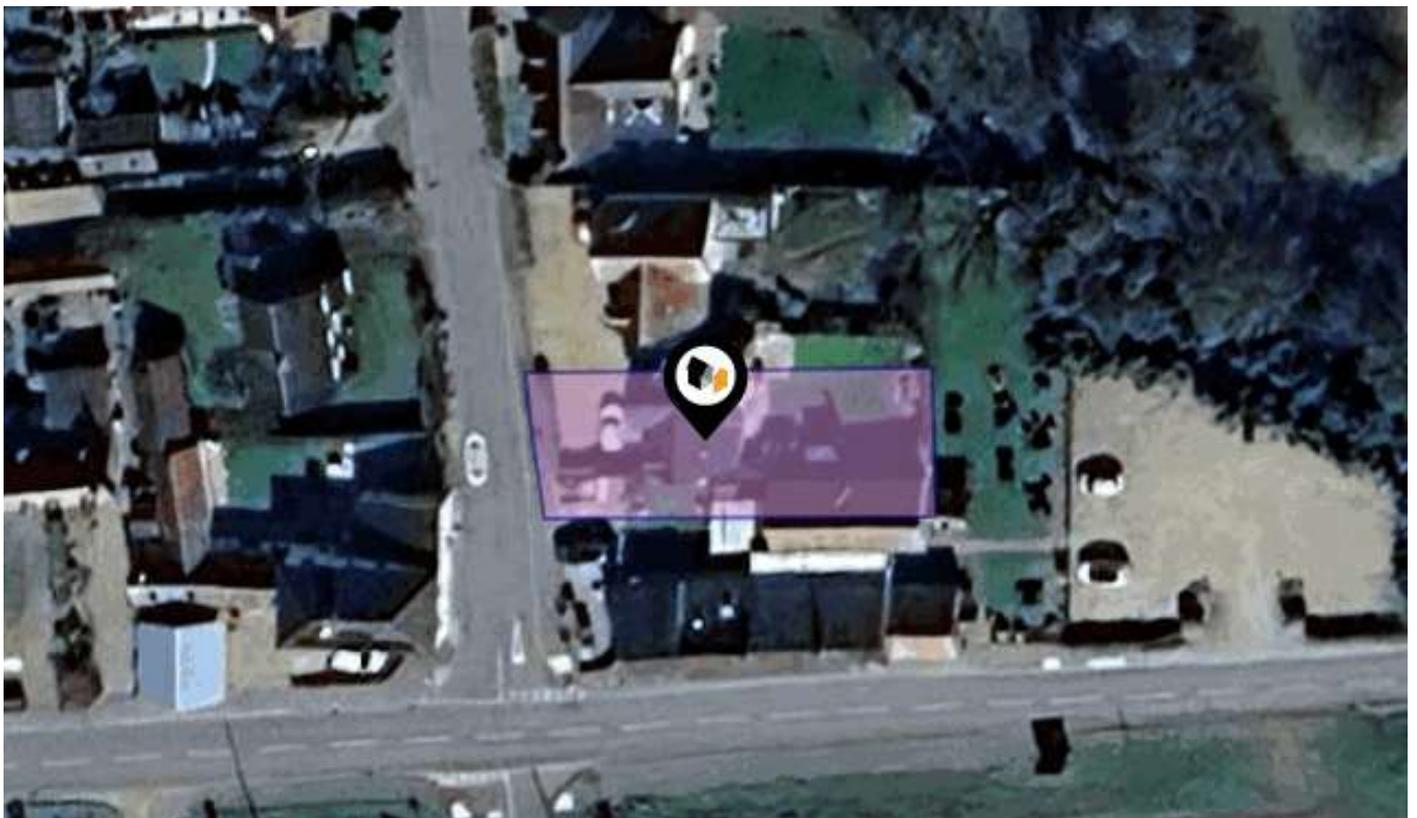




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 25th February 2026**



## THE STREET, WOODTON, BUNGAY, NR35

### Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

01508 531331

rachel@whittleyparish.com

www.whittleyparish.com



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,345 ft <sup>2</sup> / 125 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,894		
<b>Title Number:</b>	NK99303		

## Local Area

<b>Local Authority:</b>	Norfolk	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>		<b>19</b>	<b>80</b>	<b>-</b>
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			



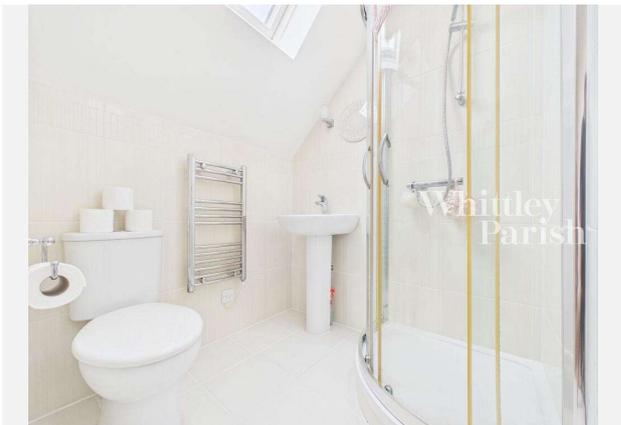
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**







**THE STREET, WOODTON, BUNGAY, NR35**



## THE STREET, WOODTON, BUNGAY, NR35





## THE STREET, WOODTON, BUNGAY, NR35





The Street, Woodton, NR35

Energy rating

**C**

Valid until 08.11.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77   C	81   B
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and underfloor heating, oil
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	125 m <sup>2</sup>

# Area Schools



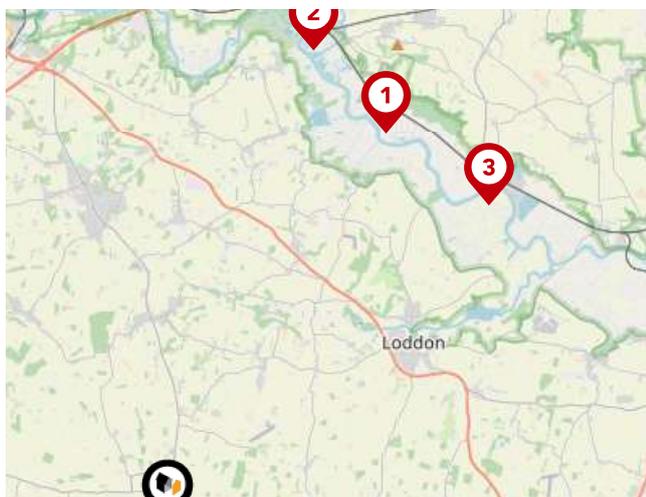
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Woodton Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Seething and Mundham Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Brooke Voluntary Controlled Church of England Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Hempnall Primary School</b> Ofsted Rating: Good   Pupils: 148   Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Ditchingham Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 66   Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Earsham Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 87   Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>St Edmund's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 82   Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Bungay Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 <b>Saxlingham Nethergate CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 63   Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bungay High School</b> Ofsted Rating: Good   Pupils: 985   Distance:4.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Horizon School</b> Ofsted Rating: Requires improvement   Pupils: 6   Distance:4.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Castle EAST School</b> Ofsted Rating: Outstanding   Pupils: 78   Distance:4.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Ellingham VC Primary School</b> Ofsted Rating: Good   Pupils: 99   Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Alburgh With Denton Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 100   Distance:4.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Turnstone House School</b> Ofsted Rating: Good   Pupils: 8   Distance:4.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Alpington and Bergh Apton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 140   Distance:4.89	<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	Buckenham Rail Station	8.08 miles
2	Brundall Rail Station	8.95 miles
3	Cantley Rail Station	8.15 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	58.55 miles
2	M11 J11	58.6 miles
3	M11 J13	58.26 miles
4	M11 J14	58.18 miles
5	M11 J12	58.95 miles

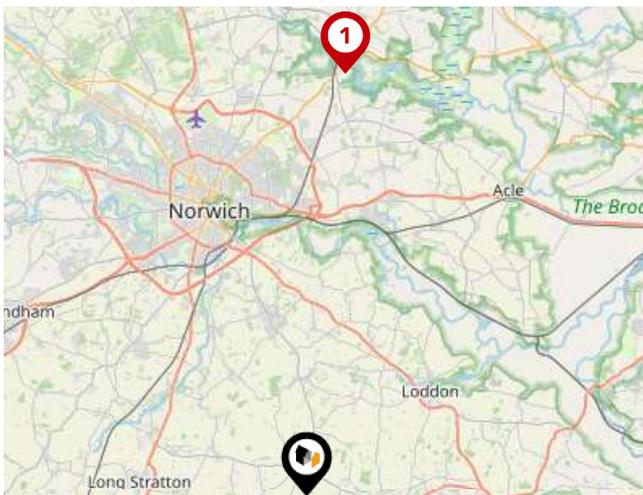
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hempnall Road	0.02 miles
2	Mill Gardens	0.17 miles
3	Norwich Road	0.36 miles
4	The Mermaid Inn	1.39 miles
5	The Mermaid Inn	1.41 miles



### Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	15.29 miles



### Whittley Parish | Long Stratton

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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 Whittleby 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 Whittleby 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.



[/whittlebyparishmanagementltd](#)



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# Whittley Parish | Long Stratton

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