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# **KFB:** Key Facts For Buyers

## A Guide to This Property & the Local Area

**Friday 23rd October 2026**




## STATION ROAD, GREAT MOULTON, NORWICH, NR15

**Whittley Parish | Long Stratton**

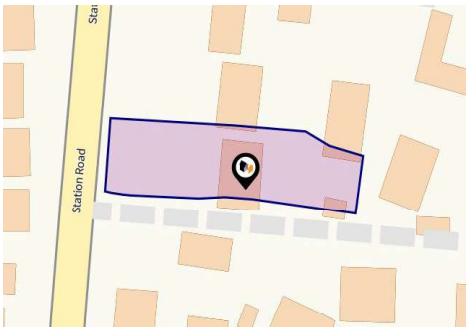
Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ
01508 531331
liam@whittleyparish.com
www.whittleyparish.com

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The Property Ombudsman

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# Property
# Overview







## Property

| | | | |
|---|---|---|---|
| **Type:** | Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 3 | | |
| **Floor Area:** | 882 $ft^2$ / 82 $m^2$ | | |
| **Plot Area:** | 0.27 acres | | |
| **Council Tax :** | Band D | | |
| **Annual Estimate:** | £2,483 | | |
| **Title Number:** | NK357329 | | |

## Local Area

**Local Authority:** Norfolk
**Conservation Area:** No
**Flood Risk:**

- Rivers & Seas — Very low
- Surface Water — Very low

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

**16** mb/s **80** mb/s **1000** mb/s

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

O2 EE 3 Vodafone

**Satellite/Fibre TV Availability:**

BT sky Virgin media



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# Gallery
# Photos
























# Gallery
# Photos
























# Gallery
# Photos

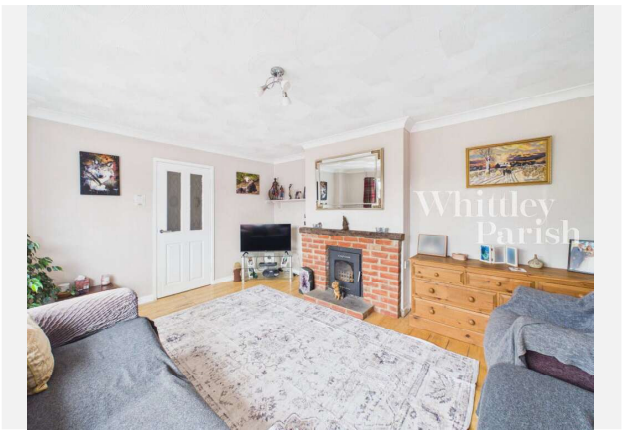













Gallery
**Floorplan**

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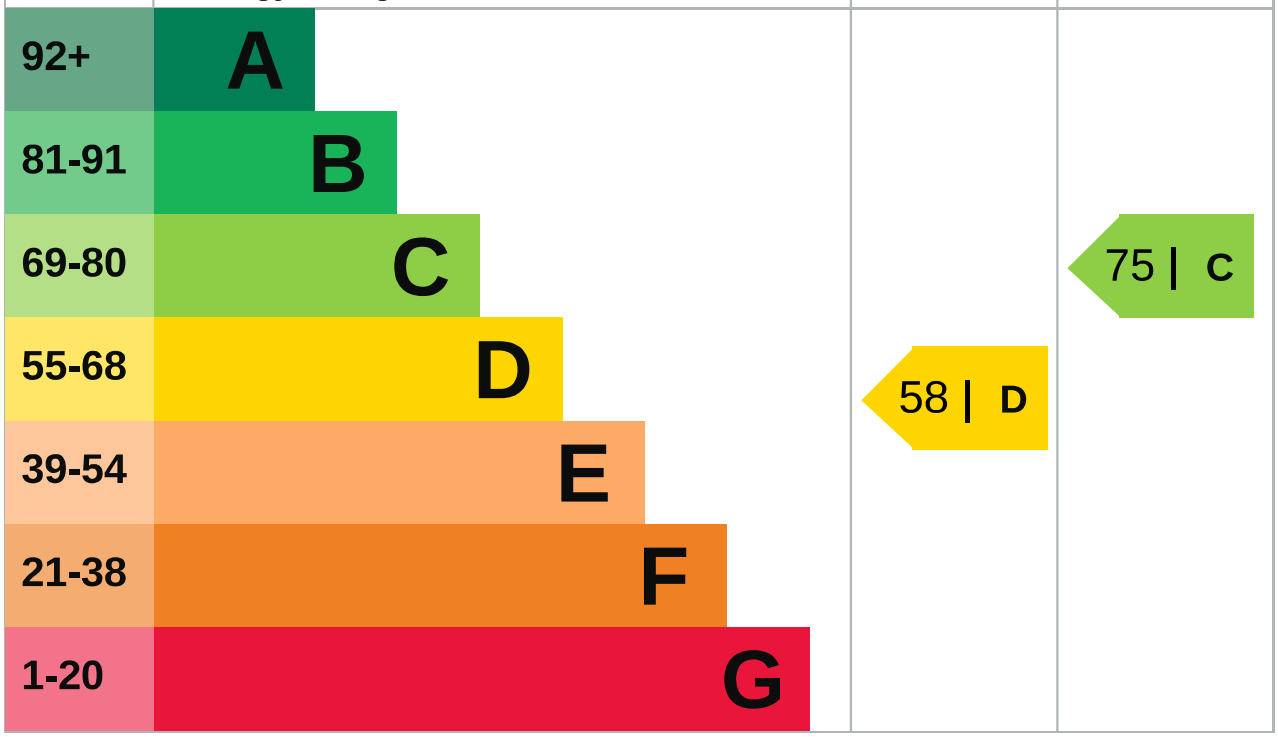
Property
# EPC - Certificate

Great Moulton, NORWICH,

Energy rating

D

Valid until 22.10.2036






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Property

# EPC - Additional Data

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | Detached bungalow |
| **Walls:** | Cavity wall, filled cavity |
| **Walls Energy:** | Good |
| **Roof:** | Pitched, 250 mm loft insulation |
| **Roof Energy:** | Good |
| **Window:** | Fully double glazed |
| **Window Energy:** | Poor |
| **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:** | Excellent lighting efficiency |
| **Lighting Energy:** | Very good |
| **Floors:** | Solid, no insulation (assumed) |
| **Secondary Heating:** | Room heaters, wood logs |
| **Air Tightness:** | (not tested) |
| **Total Floor Area:** | 82 $m^2$ |

## 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.

# Whittley Parish | Long Stratton
# Testimonials

## 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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liam@whittleyparish.com

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