

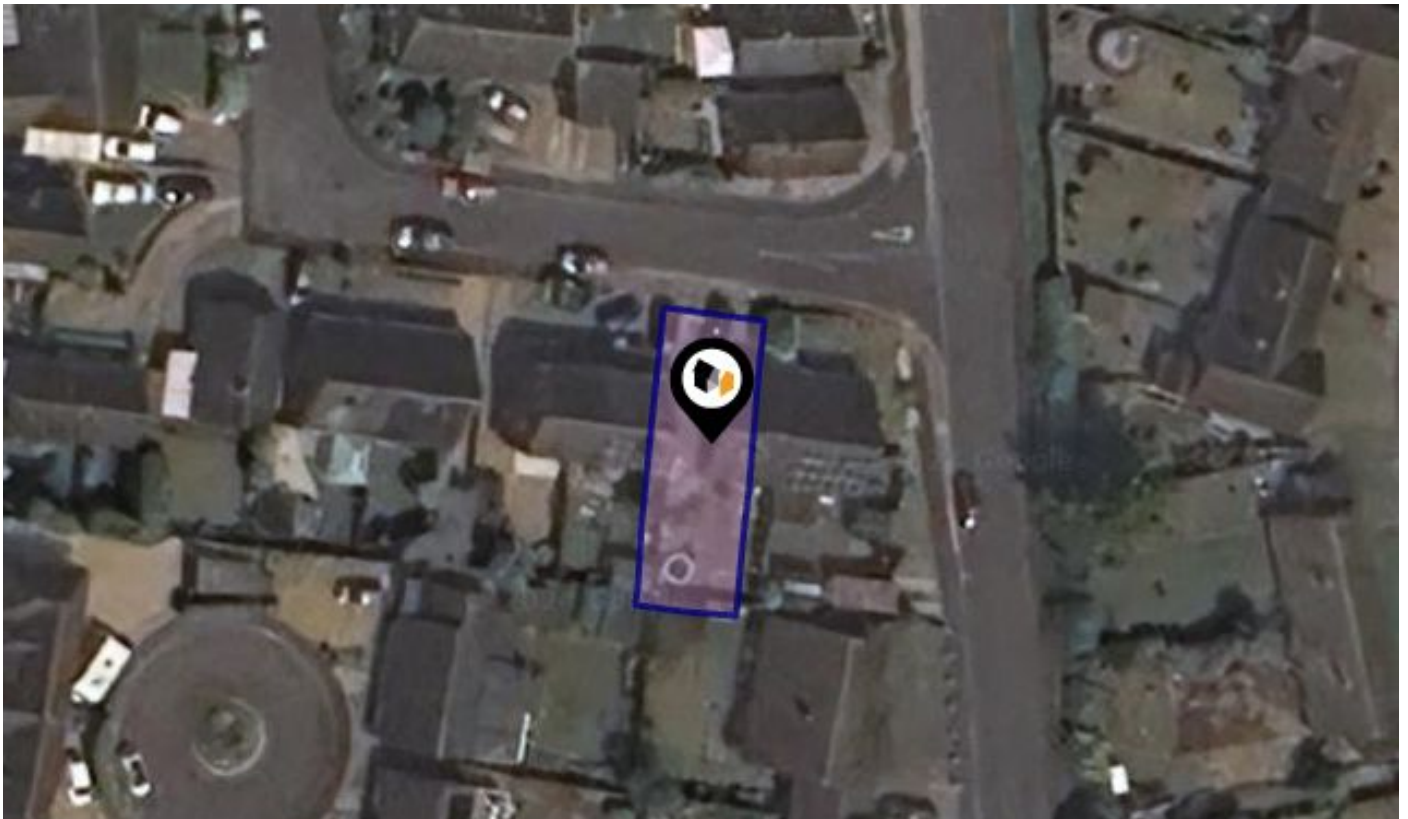


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th January 2025



CROFT CLOSE, HARLESTON, IP20

Whittley Parish | Diss

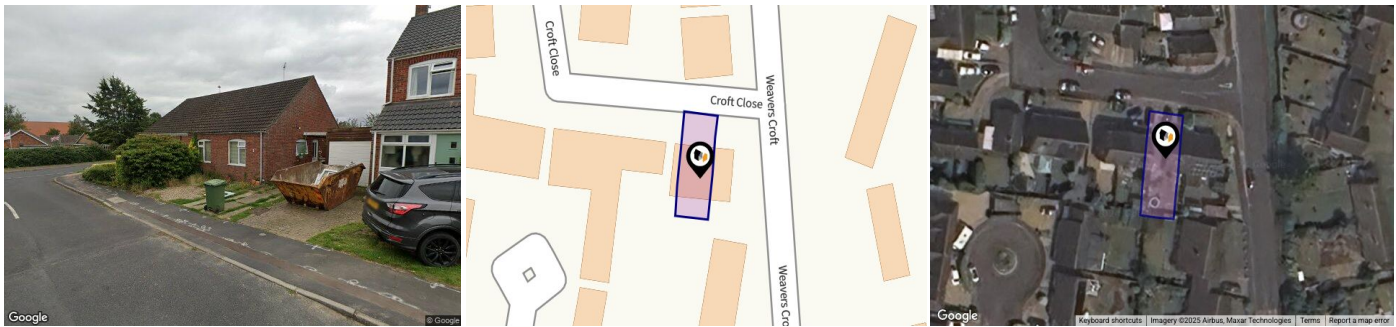
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

<https://www.whittleyparish.com/>





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	592 ft ² / 55 m ²		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,756		
Title Number:	NK508749		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









CROFT CLOSE, HARLESTON, IP20



Property EPC - Certificate



Croft Close, IP20

Energy rating

E

Valid until 22.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Property

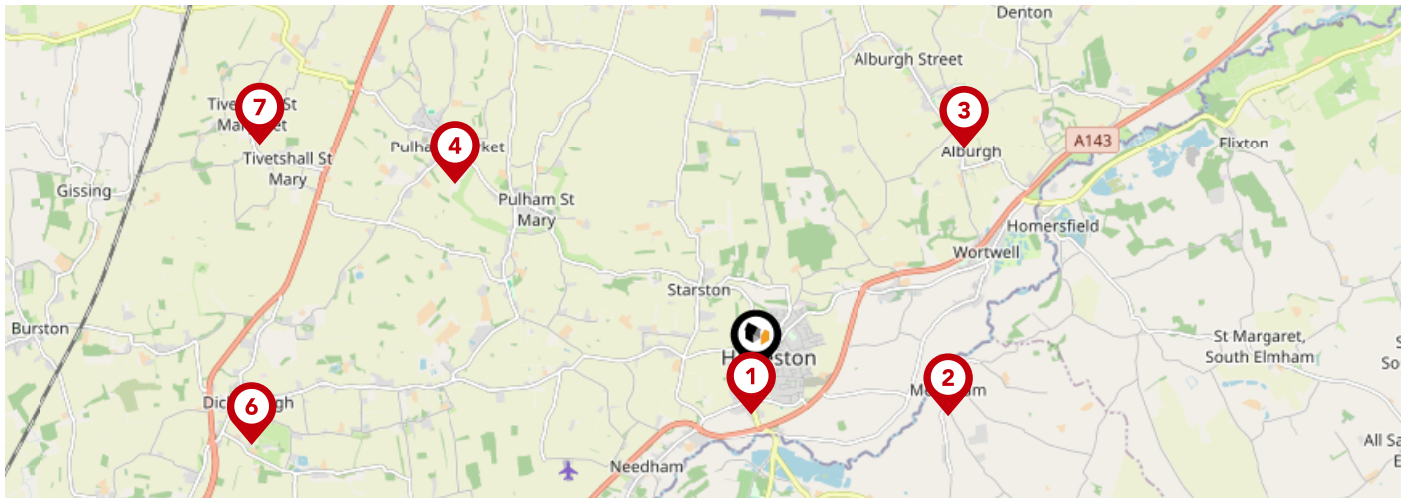
EPC - Additional Data



Additional EPC Data

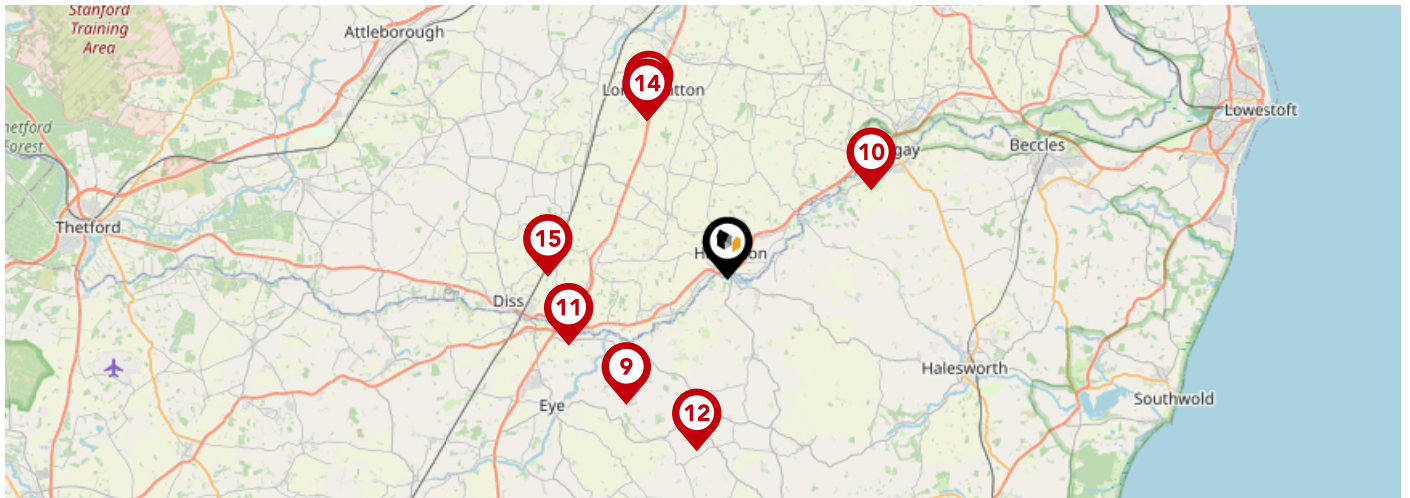
Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mendham Primary School Ofsted Rating: Good Pupils: 63 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Alburgh With Denton Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:4.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:5.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

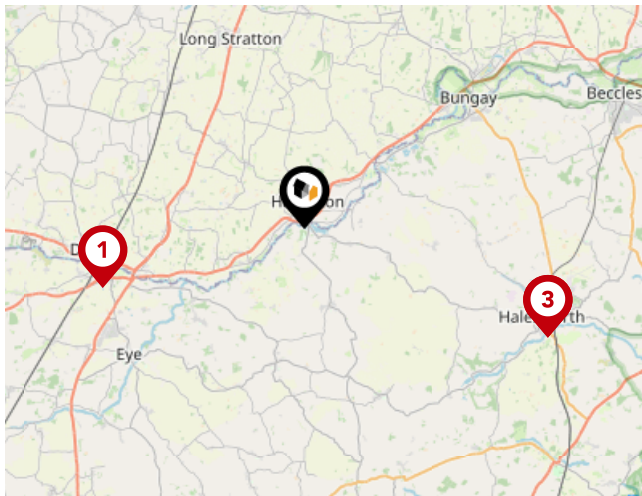
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:5.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Earsham Church of England Primary Academy Ofsted Rating: Good Pupils: 87 Distance:6.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Scale Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:6.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Stradbroke High School Ofsted Rating: Good Pupils: 353 Distance:6.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:6.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:6.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:6.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:6.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

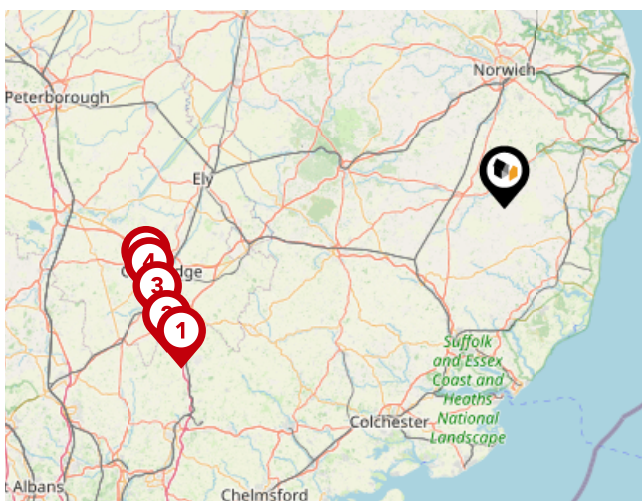
Area

Transport (National)



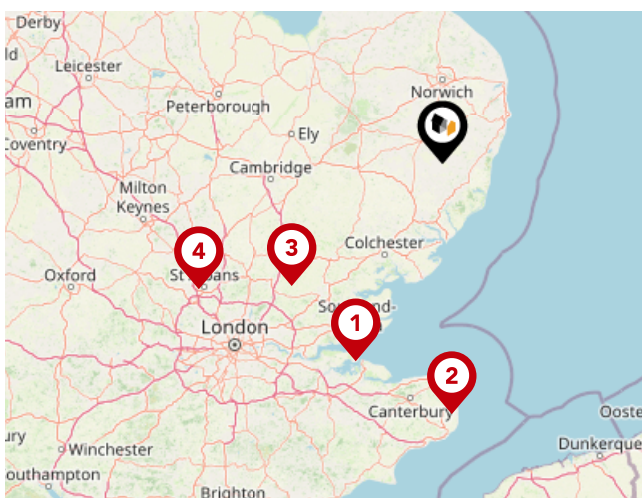
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	7.6 miles
2	Entrance1	9.68 miles
3	Halesworth Rail Station	9.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	52.58 miles
2	M11 J10	53.41 miles
3	M11 J11	53.22 miles
4	M11 J13	53.21 miles
5	M11 J14	53.27 miles

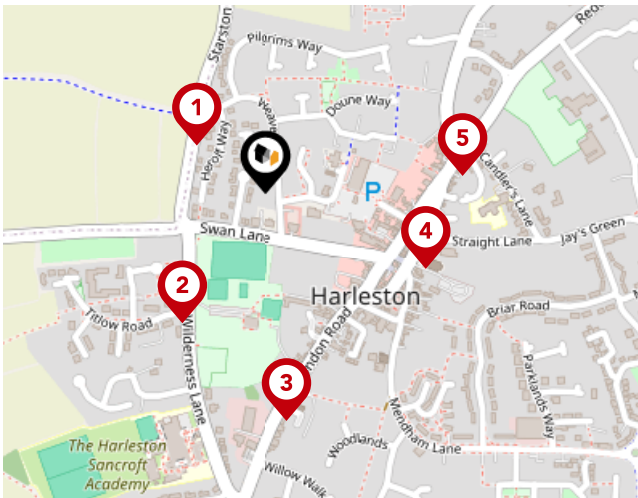


Airports/HELIPADS

Pin	Name	Distance
1	Southend-on-Sea	63.03 miles
2	Manston	73.17 miles
3	Stansted Airport	56.51 miles
4	Luton Airport	79.71 miles

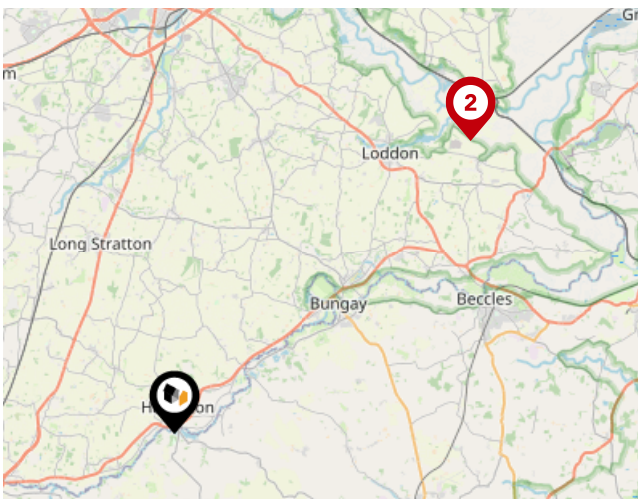
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bunns Lane	0.09 miles
2	Titlow Road	0.17 miles
3	Love Lane	0.26 miles
4	Broad Street	0.2 miles
5	Broad Street	0.22 miles



Ferry Terminals

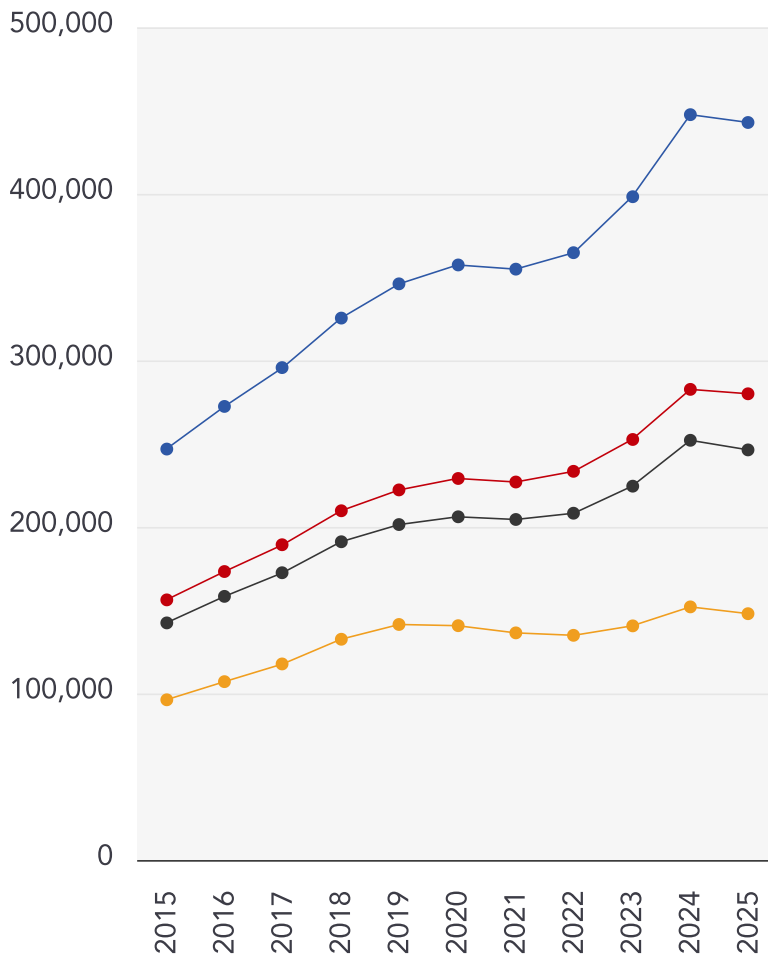
Pin	Name	Distance
1	Reedham Ferry North	15.1 miles
2	Reedham Ferry South	15.08 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP20



Detached

+79.46%

Semi-Detached

+79.21%

Terraced

+72.95%

Flat

+53.73%



Whittley Parish | Diss

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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Whittley Parish | Diss

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Valuation Office
Agency



Royal Mail