

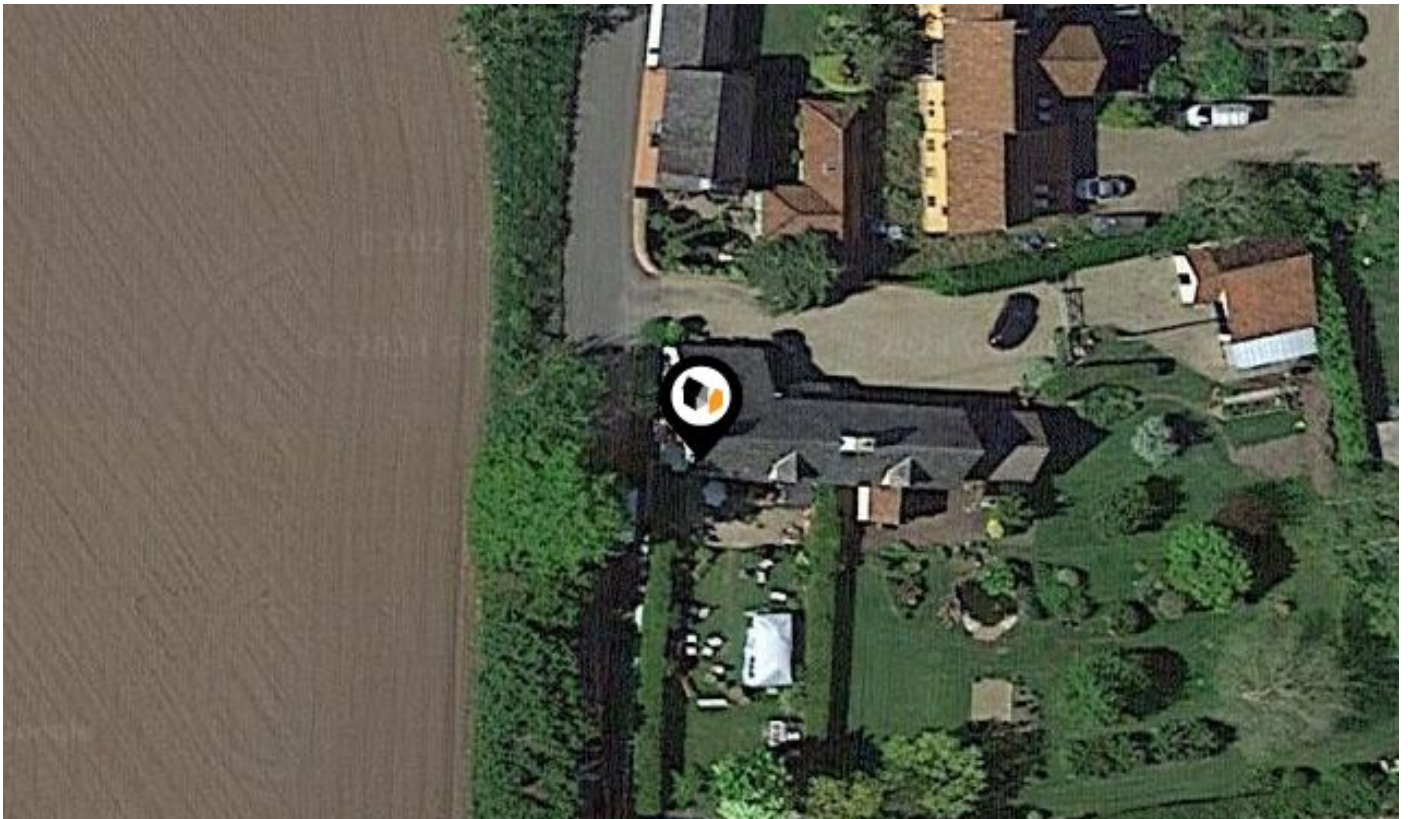


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04<sup>th</sup> December 2024



**WEST END, EYE ROAD, HOXNE, EYE, IP21**

## Whittle Parish | Diss

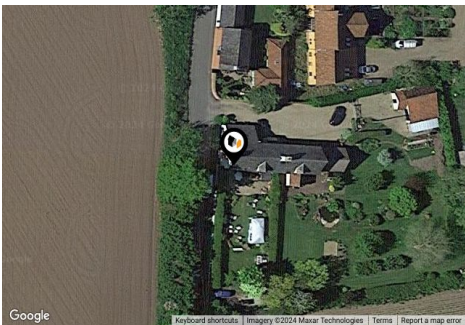
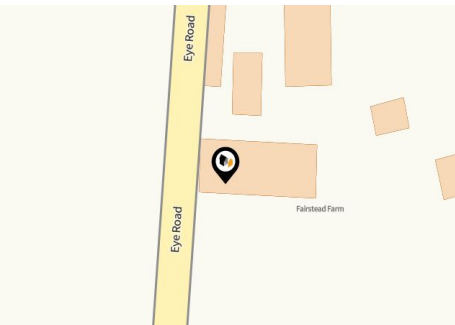
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleparish.com

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





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,111

## Local Area

<b>Local Authority:</b>	Mid suffolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>30</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *West End, Eye Road, Hoxne, Eye, IP21*

Reference - DC/24/00962	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	23rd February 2024
<b>Description:</b>	Application for Listed Building Consent - Internal alterations to provide new access to second floor attic and creation of new ensuite bathroom at second floor: Insertion of 3No rooflights and replacement of 1No first floor window.

# Gallery Photos

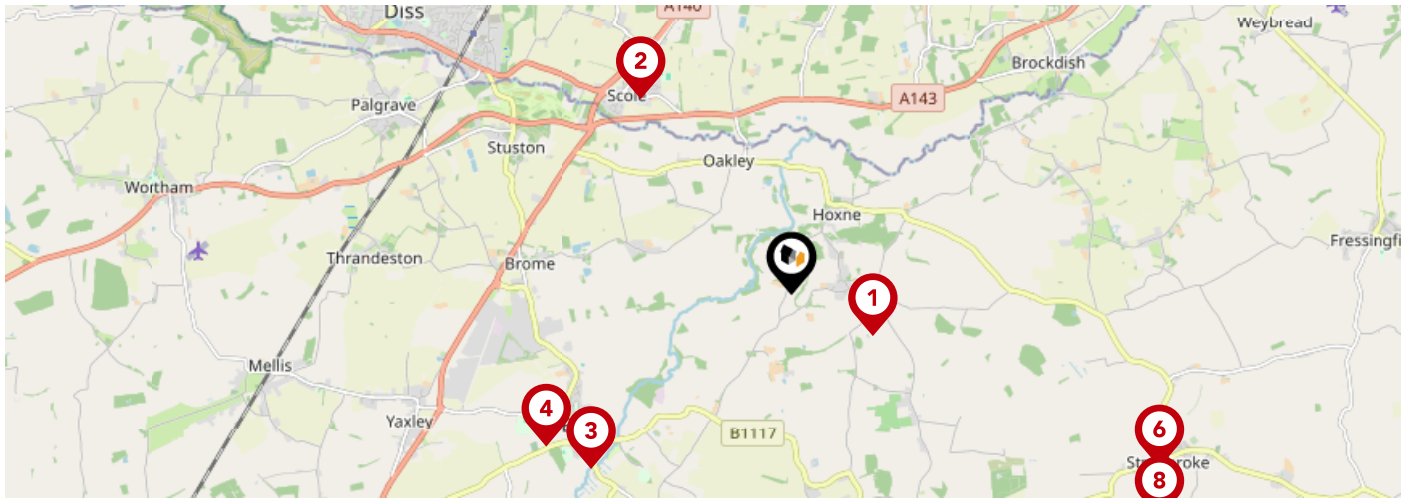






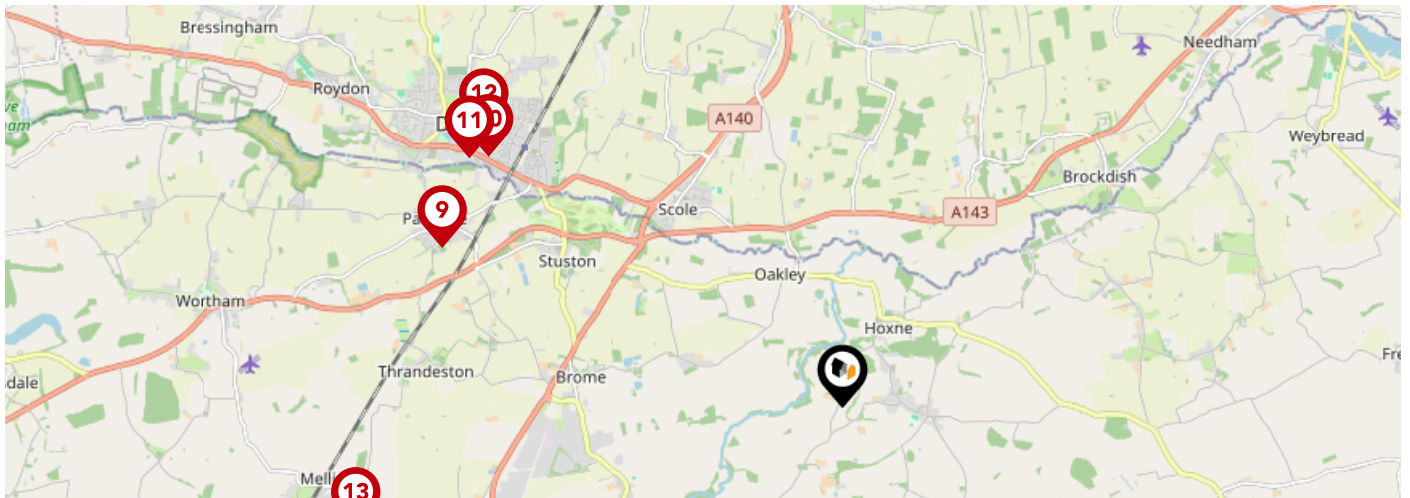










# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>St Edmund's Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Scole Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 51   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>St Peter and St Paul Church of England Primary School, Eye</b> Ofsted Rating: Good   Pupils: 181   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Hartismere School</b> Ofsted Rating: Outstanding   Pupils: 1063   Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Dickleburgh Church of England Primary Academy (With Pre-School)</b> Ofsted Rating: Outstanding   Pupils: 187   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Stradbroke Church of England Primary School</b> Ofsted Rating: Good   Pupils: 121   Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Occold Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Stradbroke High School</b> Ofsted Rating: Good   Pupils: 353   Distance:3.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

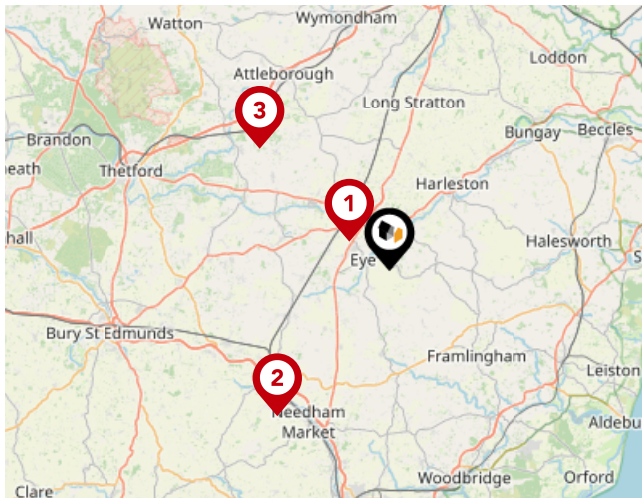




	Nursery	Primary	Secondary	College	Private
 <b>Palgrave Church of England Primary School</b> Ofsted Rating: Good   Pupils: 82   Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Diss Infant Academy and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Diss Church of England Junior Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Diss High School</b> Ofsted Rating: Good   Pupils: 941   Distance:4.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Mellis Church of England Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Thorndon Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 54   Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Burston Community Primary School</b> Ofsted Rating: Good   Pupils: 36   Distance:4.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Wilby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:5.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

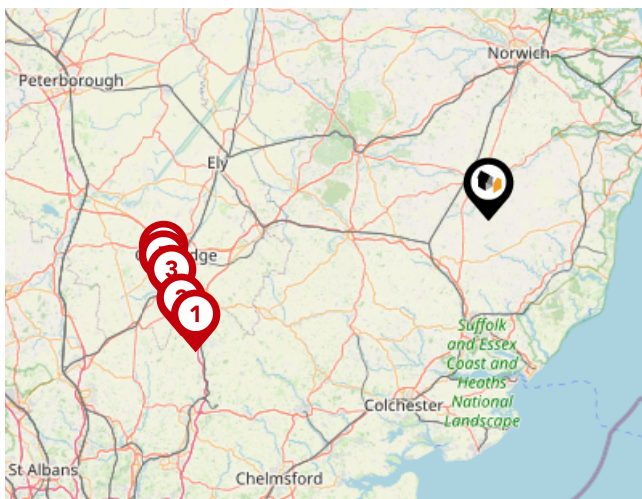
# Area

## Transport (National)



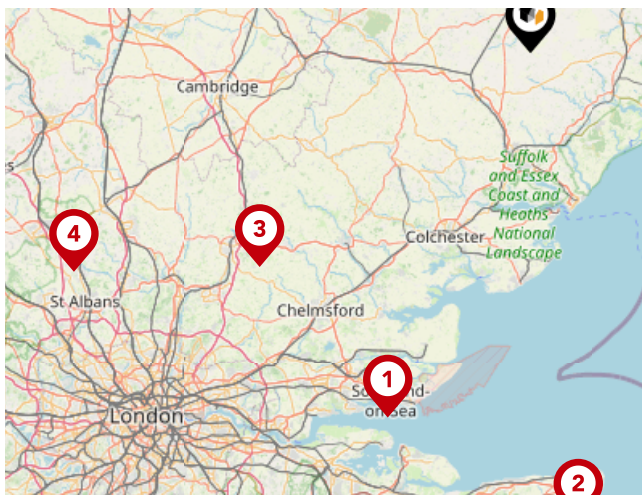
### National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	3.56 miles
2	Entrance2	13.37 miles
3	Eccles Road Rail Station	12.88 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.82 miles
2	M11 J10	47.77 miles
3	M11 J11	47.81 miles
4	M11 J13	48.02 miles
5	M11 J12	48.49 miles

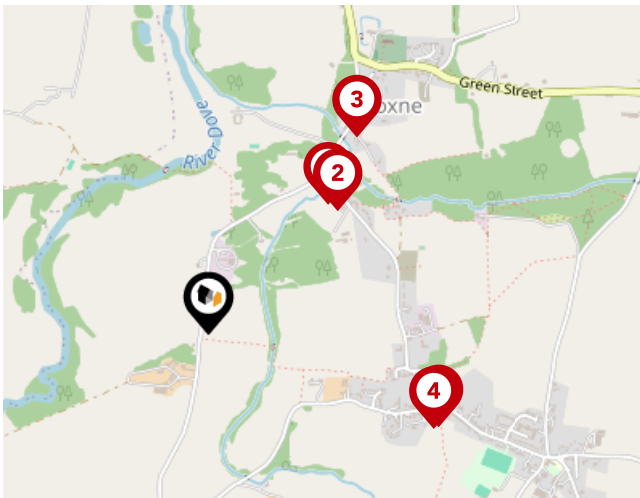


### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	57.48 miles
2	Manston	69.31 miles
3	Stansted Airport	50.46 miles
4	Luton Airport	73.93 miles

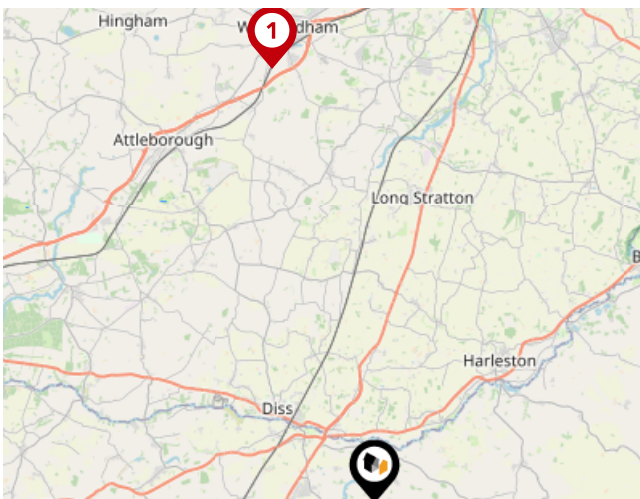
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Goldbrook Bridge	0.4 miles
2	Goldbrook Bridge	0.41 miles
3	Post Office	0.56 miles
4	Nuttery Vale	0.56 miles
5	Nuttery Vale	0.56 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	16.11 miles



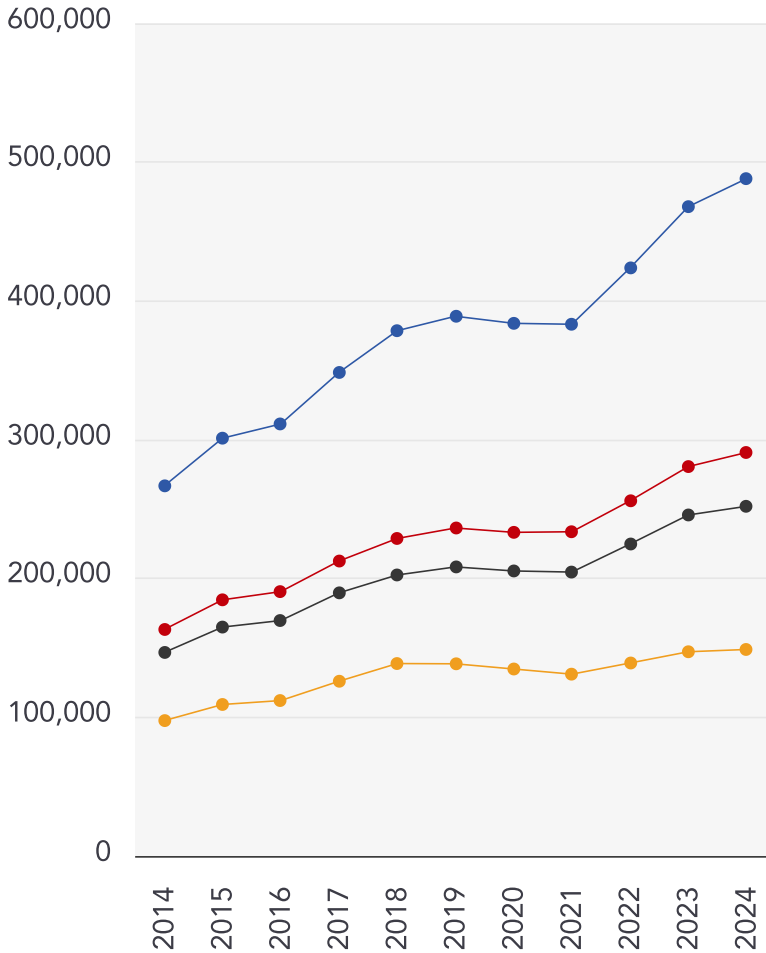
### Ferry Terminals

Pin	Name	Distance
1	Walberswick Ferry Landing	20.19 miles
2	Southwold Ferry Landing	20.19 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in IP21



Detached

**+82.97%**

Semi-Detached

**+78.11%**

Terraced

**+71.77%**

Flat

**+52.51%**



### Whittley Parish | Diss

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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 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](#)



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# Whittley Parish | Diss

## Data Quality

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