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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 20th November 2024



STONEY LANE, PULHAM MARKET, DISS, IP21

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.88 acres		
Council Tax :	Band D		
Annual Estimate:	£2,258		
Title Number:	NK447761		

Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	49 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Stoney Lane, Pulham Market, IP21

Energy rating

C

Valid until 30.05.2033

Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

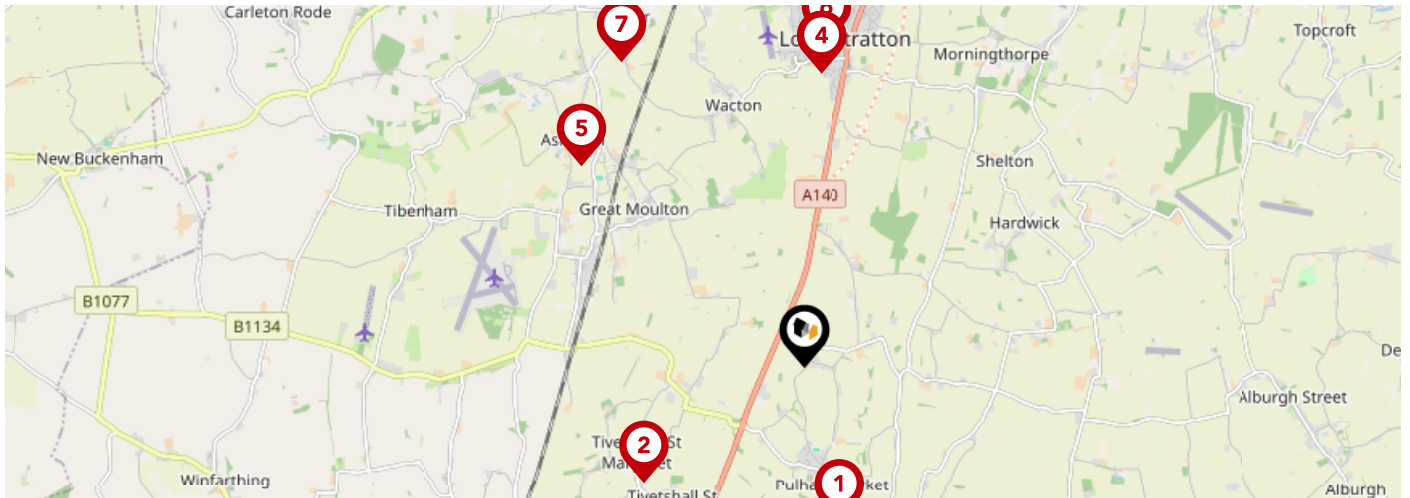
Property

EPC - Additional Data



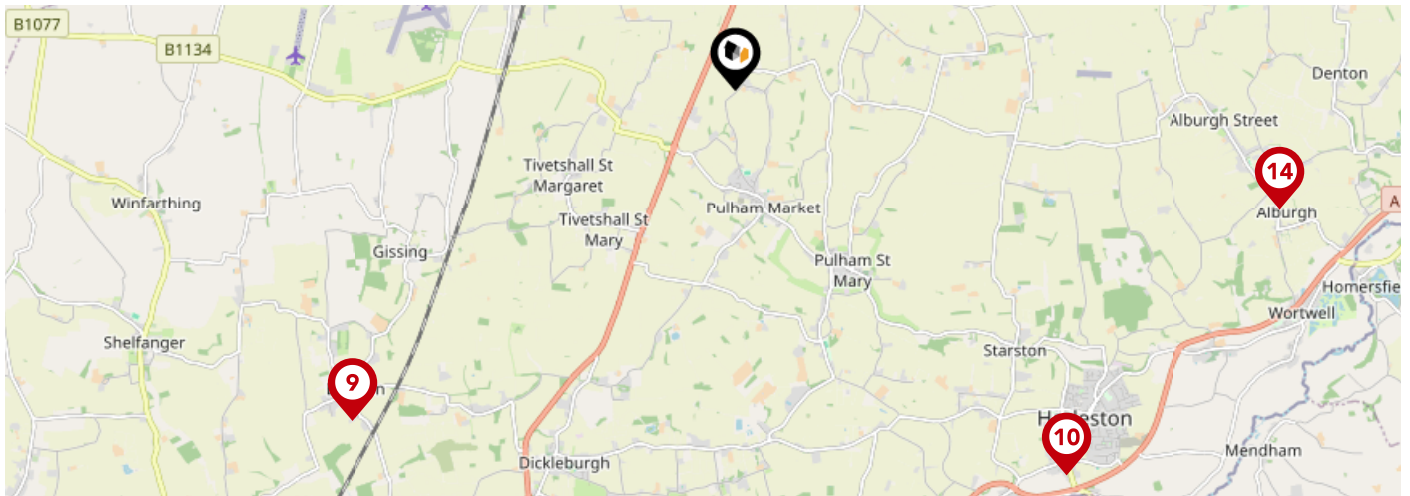
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	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:	Low energy lighting in 79% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	71 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Pulham Church of England Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 122 Distance:1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Tivetshall Community Primary School</p> <p>Ofsted Rating: Good Pupils: 28 Distance:1.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Manor Field Infant and Nursery School</p> <p>Ofsted Rating: Good Pupils: 131 Distance:2.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Long Stratton High School</p> <p>Ofsted Rating: Good Pupils: 694 Distance:2.66</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Aslacton Primary School</p> <p>Ofsted Rating: Good Pupils: 75 Distance:2.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Mary's Church of England Junior Academy</p> <p>Ofsted Rating: Requires improvement Pupils: 176 Distance:2.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Forncett St Peter Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 93 Distance:3.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Dickleburgh Church of England Primary Academy (With Pre-School)</p> <p>Ofsted Rating: Outstanding Pupils: 187 Distance:4.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

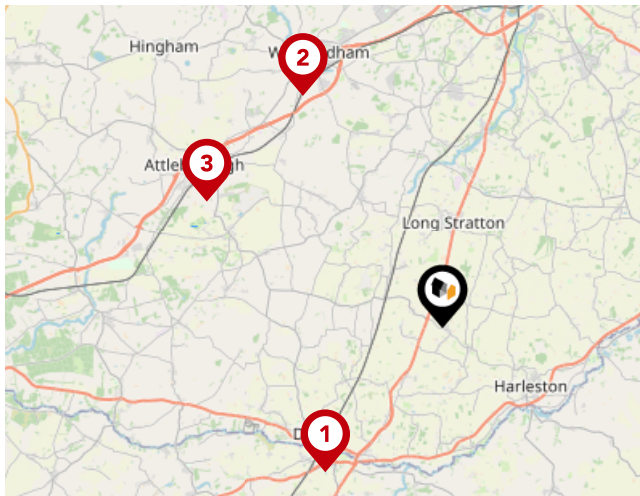
Area Schools



	Nursery	Primary	Secondary	College	Private
Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:4.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 125 Distance:4.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hempnall Primary School Ofsted Rating: Good Pupils: 148 Distance:4.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alburgh With Denton Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:5.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 24 Distance:5.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tacolneston Church of England Primary Academy Ofsted Rating: Good Pupils: 90 Distance:5.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

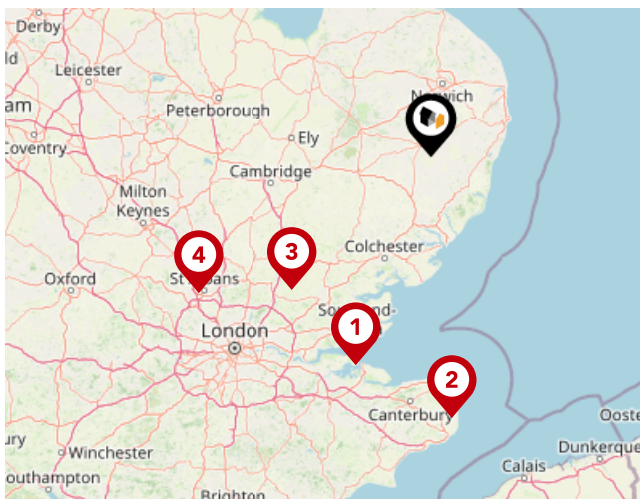
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.72 miles
2	Wymondham Abbey (Mid Norfolk Railway)	9.79 miles
3	Attleborough Rail Station	9.65 miles

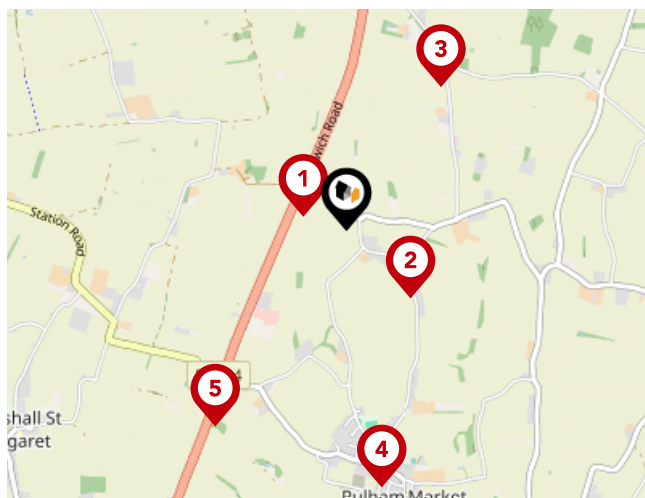


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	64.76 miles
2	Manston	76.43 miles
3	Stansted Airport	56.23 miles
4	Luton Airport	78.47 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stony Lane	0.21 miles
2	Island Cottage	0.42 miles
3	Wood farm	0.77 miles
4	Mill Lane	1.17 miles
5	Tivetshall Turn	1.07 miles



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.



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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Whittleby Parish | Long Stratton

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