

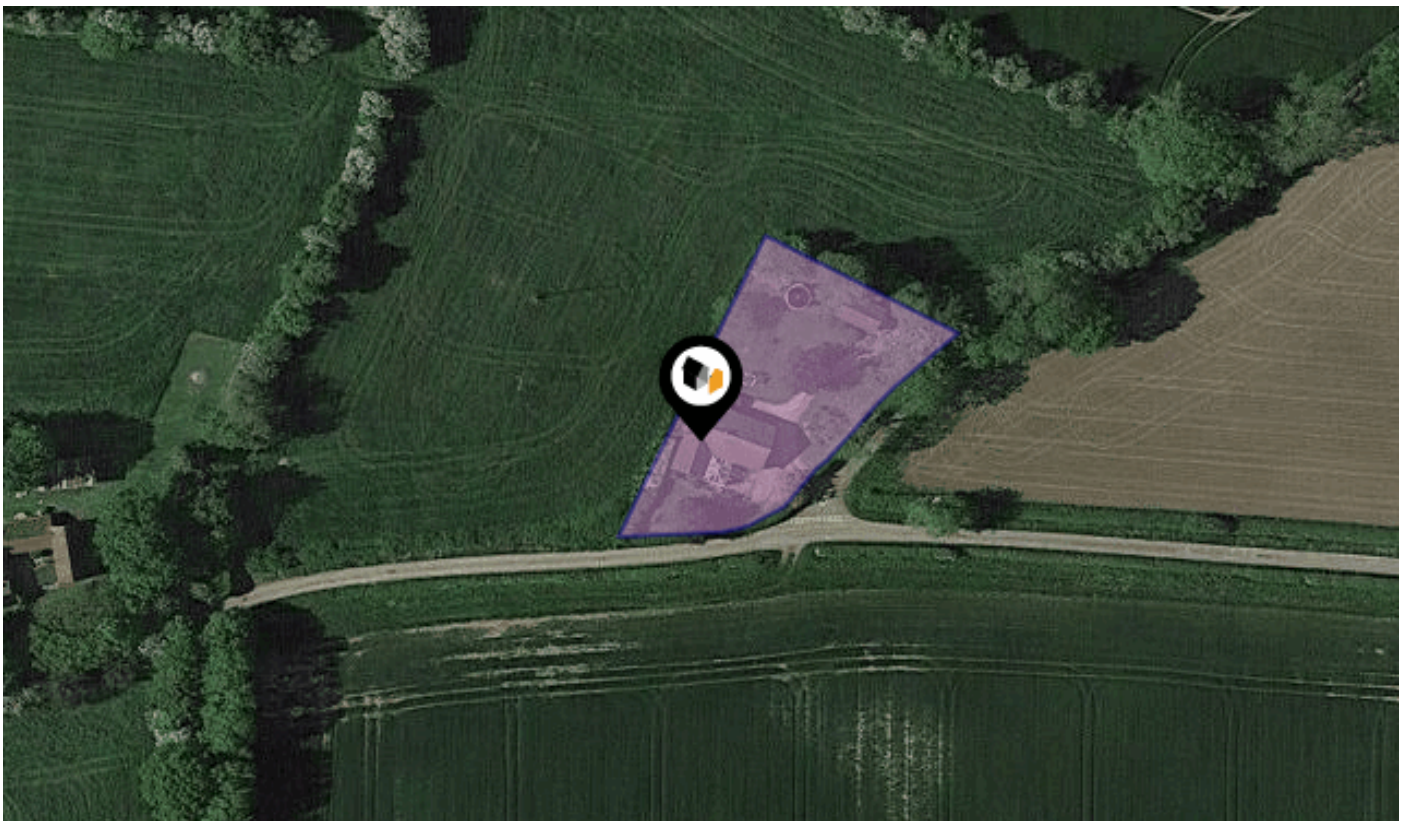


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th December 2024



GILDERSWOOD LANE, FORNCETT ST. PETER, NORWICH, NR16

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

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www.whittleyparish.com





Property

Type: Detached
Bedrooms: 3
Plot Area: 0.33 acres
Council Tax : Band C
Annual Estimate: £2,007
Title Number: NK324044

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

1 mb/s
1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

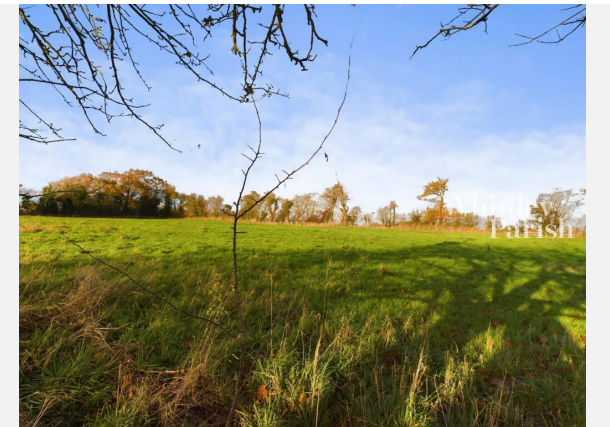
This Address



Planning records for: *Gilderswood Lane, Forncett St. Peter, Norwich, NR16*

Reference - 2022/1176
Decision: Decided
Date: 06th June 2022
Description: Proposed single storey rear extension, extending 4.8m from the rear wall of the original dwelling house, with a maximum height of 3.99m and an eaves height of 2.76m
Reference - 1996/1252
Decision: Decided
Date: 04th September 1996
Description: Erection of conservatory to dwelling



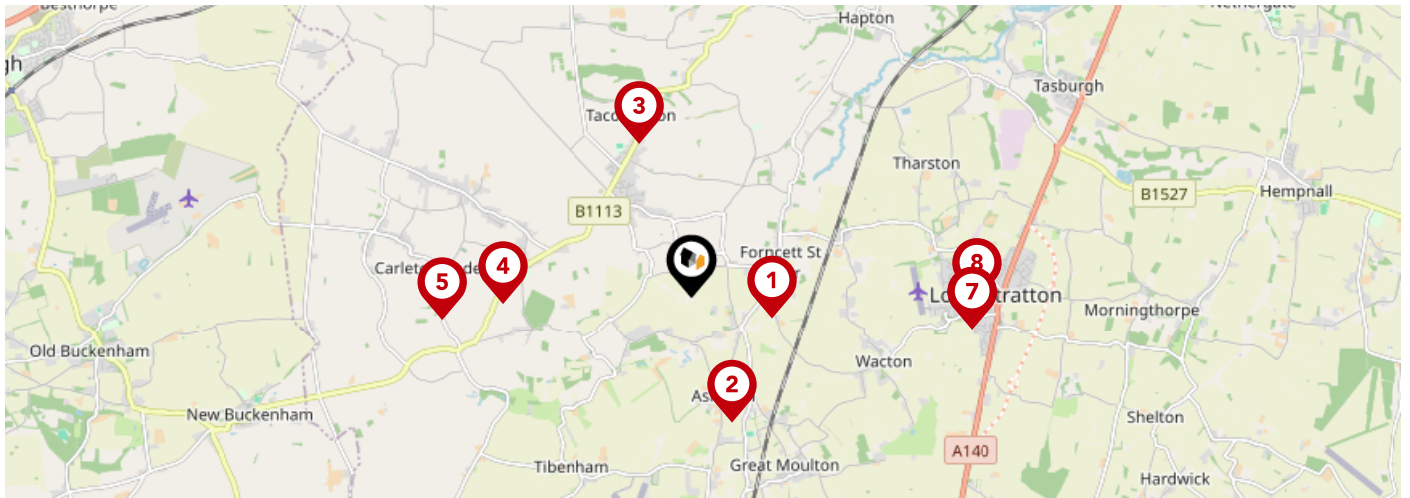




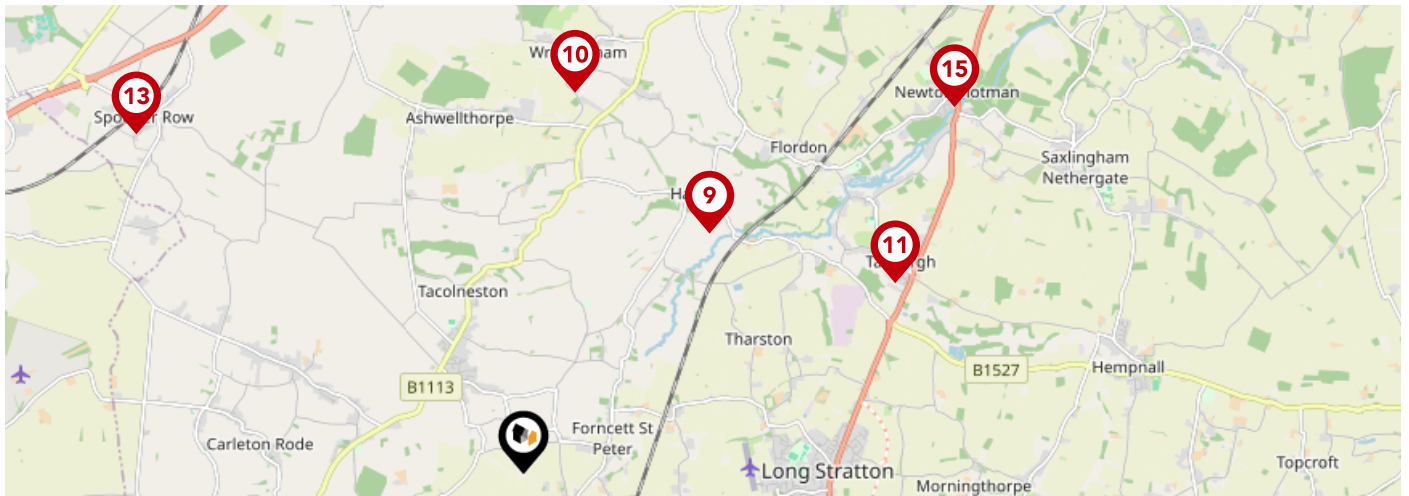
GILDERSWOOD LANE, FORNCETT ST. PETER, NORWICH, NR16











Area Schools



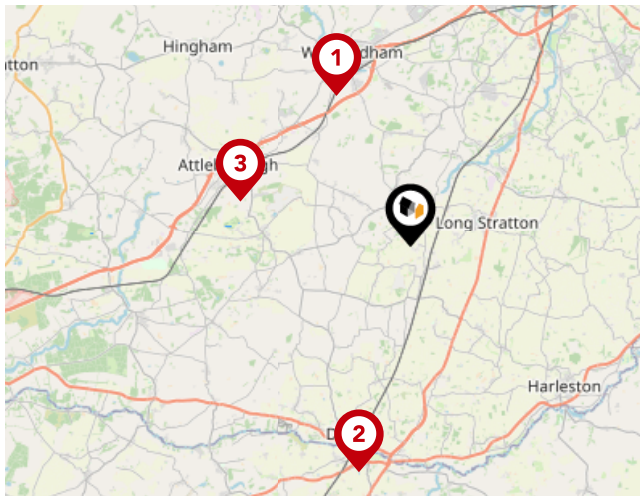
	Nursery	Primary	Secondary	College	Private
<p>1 Forncett St Peter Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 93 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Aslacton Primary School</p> <p>Ofsted Rating: Good Pupils: 75 Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Tacolneston Church of England Primary Academy</p> <p>Ofsted Rating: Good Pupils: 90 Distance:1.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Bunwell Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 91 Distance:1.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Carleton Rode Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 57 Distance:2.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Manor Field Infant and Nursery School</p> <p>Ofsted Rating: Good Pupils: 131 Distance:2.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Long Stratton High School</p> <p>Ofsted Rating: Good Pupils: 694 Distance:2.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Mary's Church of England Junior Academy</p> <p>Ofsted Rating: Requires improvement Pupils: 176 Distance:2.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 24 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Preston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 125 Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Spoooner Row Primary School Ofsted Rating: Good Pupils: 103 Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:5.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Newton Flotman Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 102 Distance:5.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:5.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	6.06 miles
2	Diss Rail Station	8.36 miles
3	Attleborough Rail Station	6.34 miles

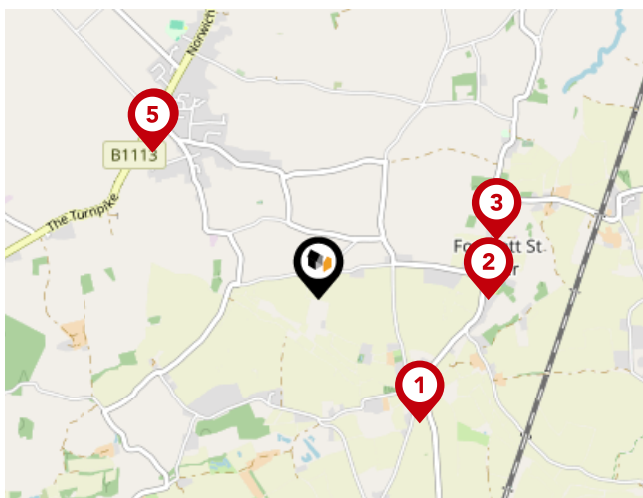


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	66.78 miles
2	Stansted Airport	56.63 miles
3	Manston	79.58 miles
4	Luton Airport	77.94 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pottergate Bridge	0.72 miles
2	church	0.76 miles
3	Hapton Turn	0.84 miles
4	Jolly Farmers	1 miles
5	Jolly Farmers	1.01 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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Whittley Parish | Long Stratton

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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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