

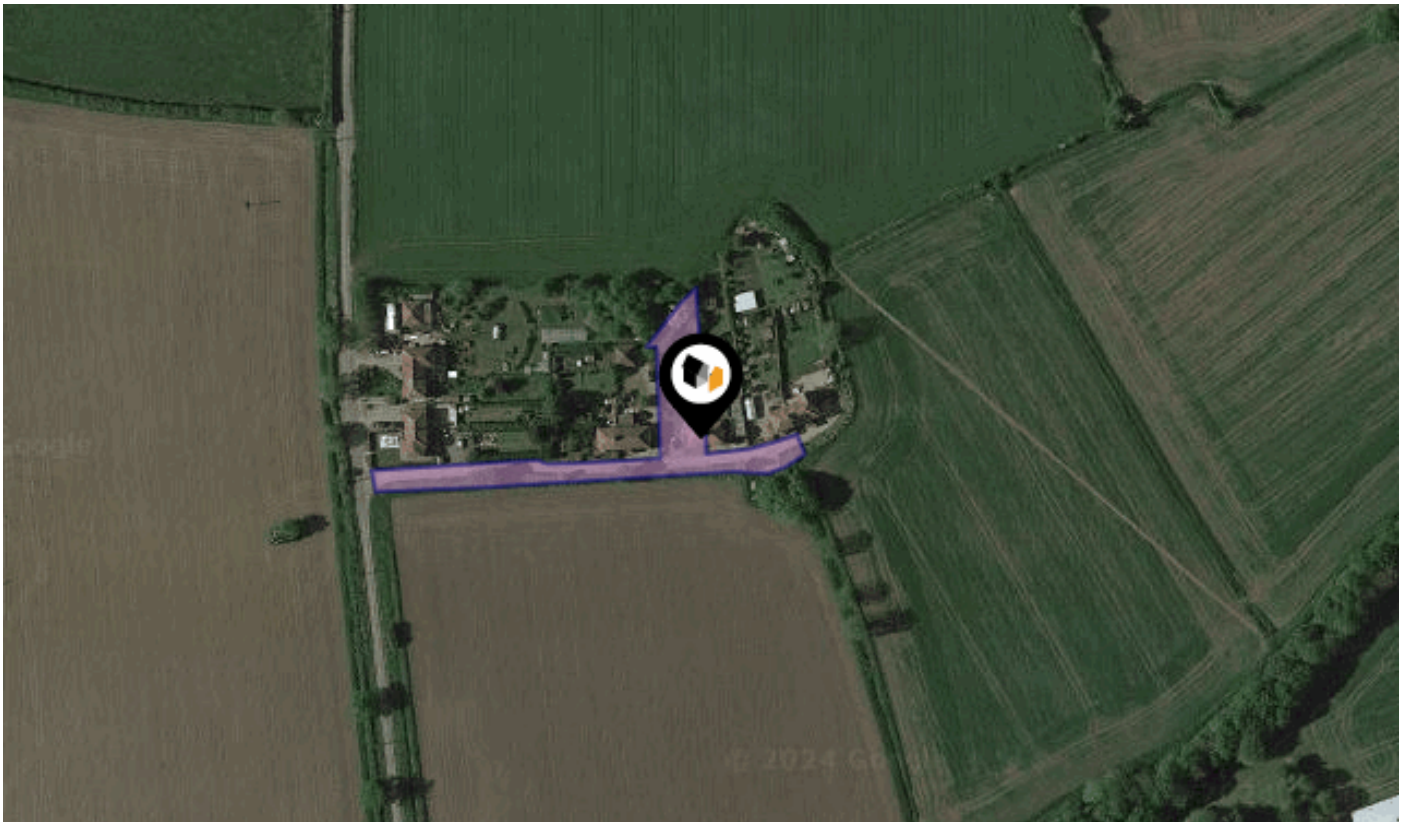


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 12th November 2024



HIGHFIELDS, THARSTON, NORWICH, NR15

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

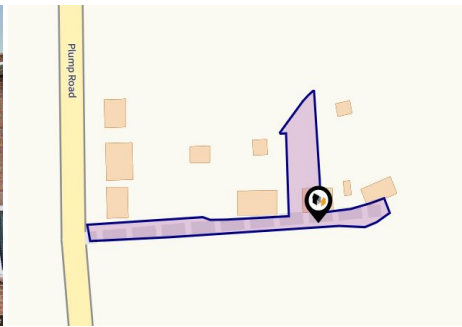
01508 531331

liam@whittleyparish.com

www.whittleyparish.com



Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.44 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,756
Title Number:	NK533223

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	58 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Highfields, Tharston, Norwich, NR15*

Reference - 2024/0630	
Decision:	Decided
Date:	27th February 2024
Description:	framed cart lodge/garage

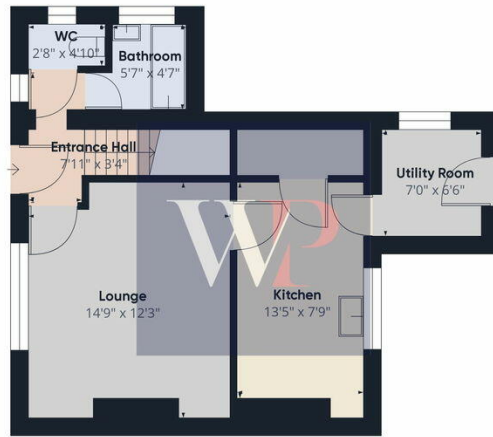
Gallery Photos



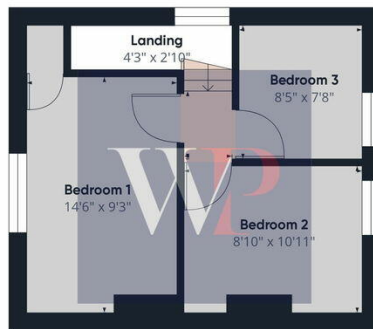




HIGHFIELDS, THARSTON, NORWICH, NR15



Floor 0



Floor 1



Approximate total area⁽¹⁾
748.31 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Tharston, NR15

Energy rating

F

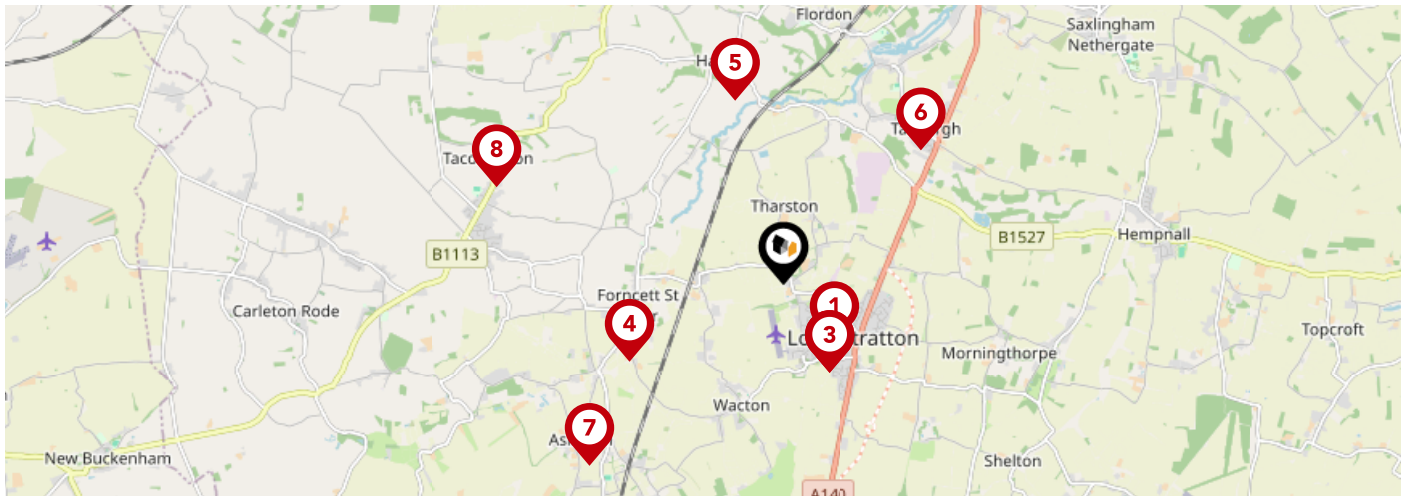
Valid until 20.08.2033









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F	31 F	
1-20	G		



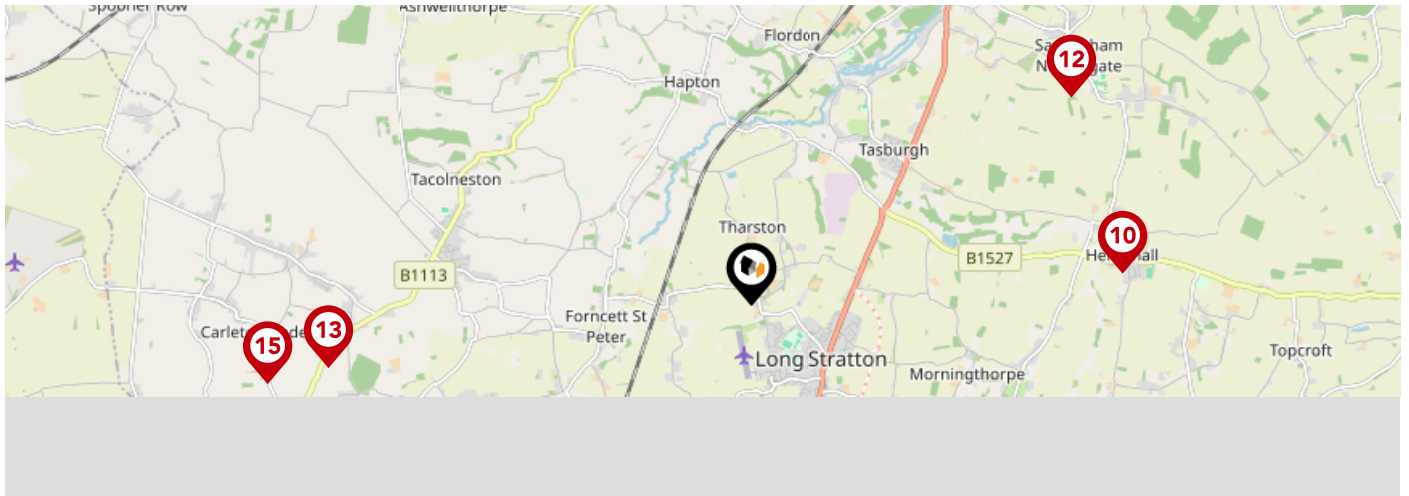
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Dual fuel - mineral + wood
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Portable electric heaters assumed for most rooms
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 40% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 m ²



	Nursery	Primary	Secondary	College	Private
 St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Forngett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:1.55	<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:1.71	<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:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tacolnoston Church of England Primary Academy Ofsted Rating: Good Pupils: 90 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

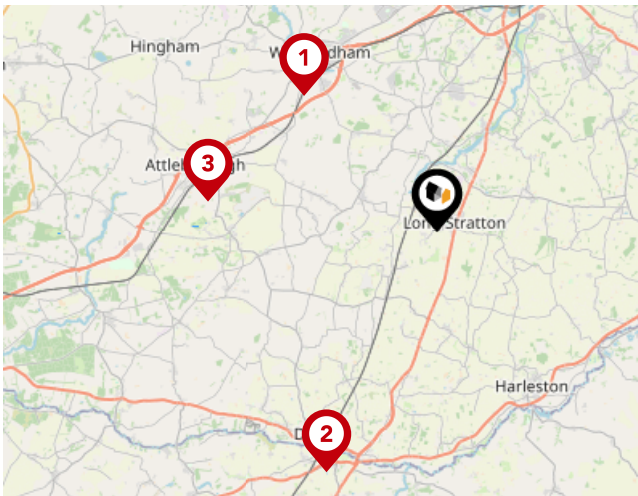
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Newton Flotman Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 102 Distance:3.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hempnall Primary School Ofsted Rating: Good Pupils: 148 Distance:3.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:3.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Saxlingham Nethergate CofE VC Primary School Ofsted Rating: Good Pupils: 63 Distance:3.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:3.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Mulbarton Primary School Ofsted Rating: Good Pupils: 409 Distance:4.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:4.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:4.66</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	Wymondham Abbey (Mid Norfolk Railway)	6.87 miles
2	Diss Rail Station	9.54 miles
3	Attleborough Rail Station	8.32 miles

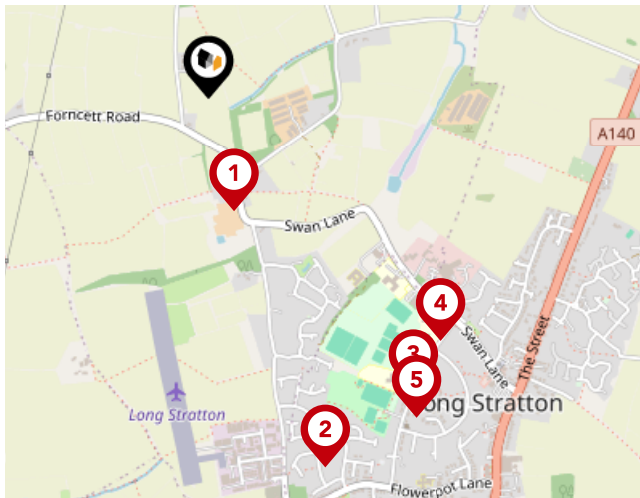


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	67.94 miles
2	Stansted Airport	58.47 miles
3	Manston	79.9 miles
4	Luton Airport	80.01 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fornicett Road	0.26 miles
2	Poter Road	0.87 miles
3	High School	0.81 miles
4	Council Offices	0.76 miles
5	Primary School	0.86 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 Whittleby 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 Whittleby 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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