

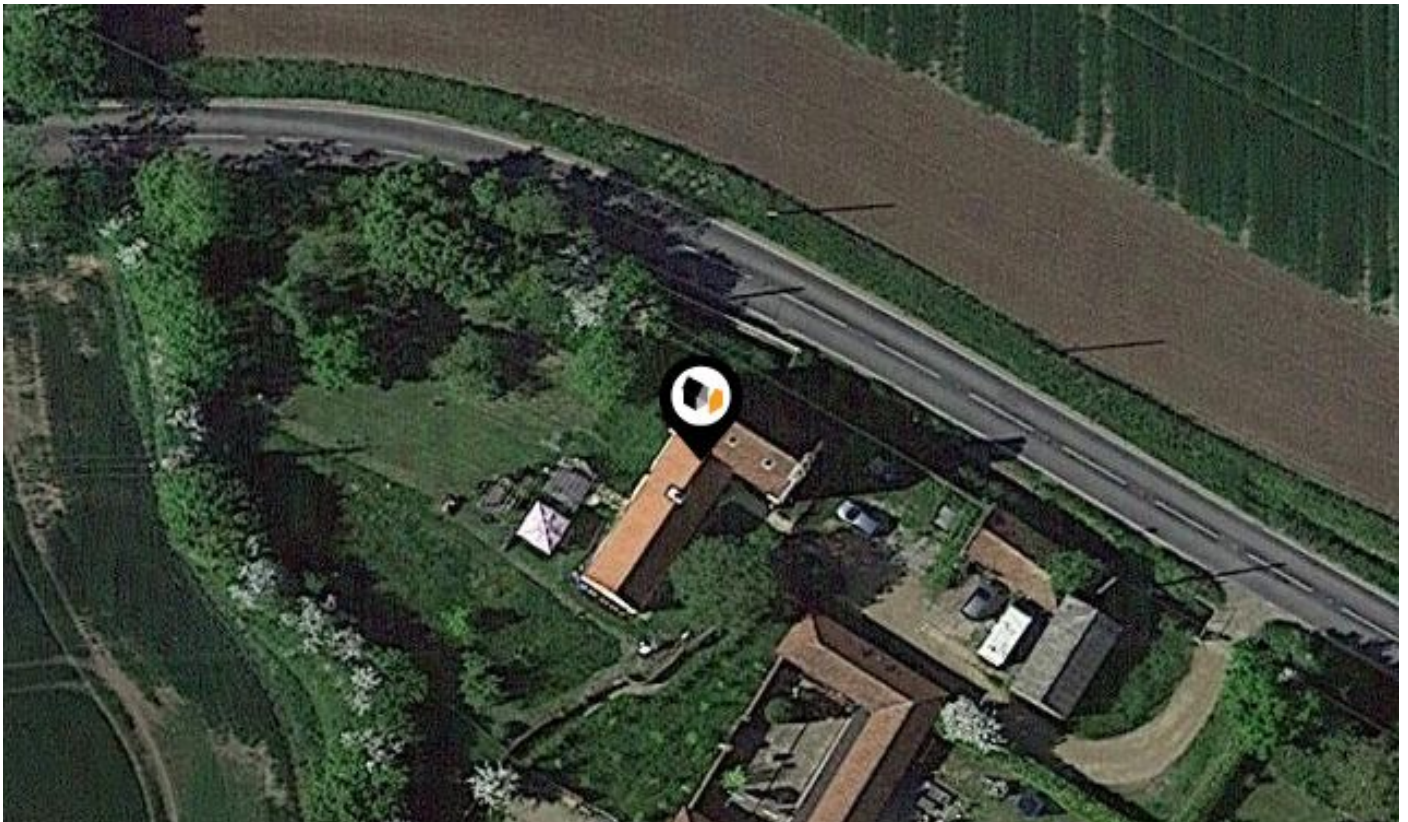


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08<sup>th</sup> August 2024



## SHORT GREEN, WINFARTHING, DISS, IP22

### Whittle Parish | Diss

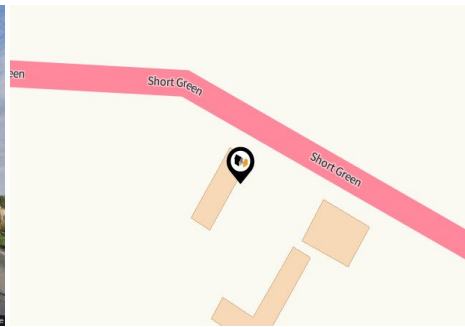
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleparish.com

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





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	5
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,007

## Local Area

<b>Local Authority:</b>	South norfolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	High

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

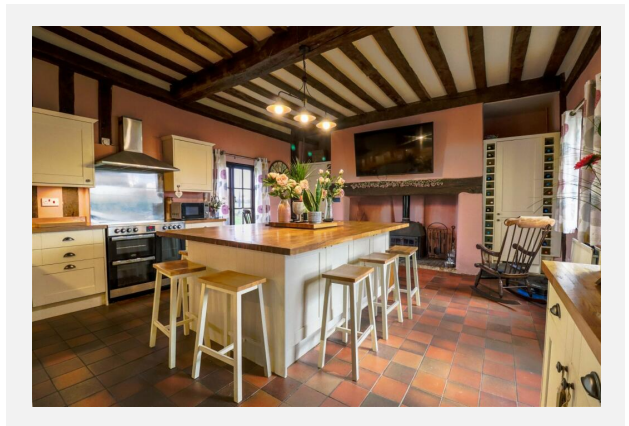
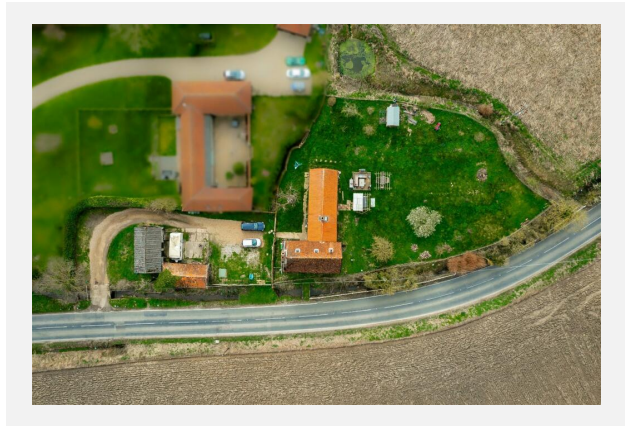
<b>1</b> mb/s	<b>69</b> mb/s	<b>900</b> mb/s

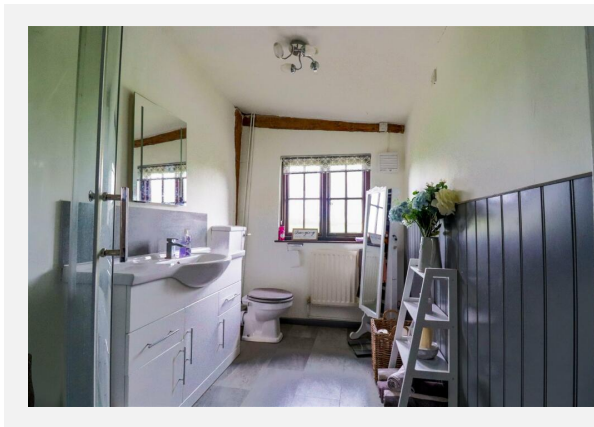
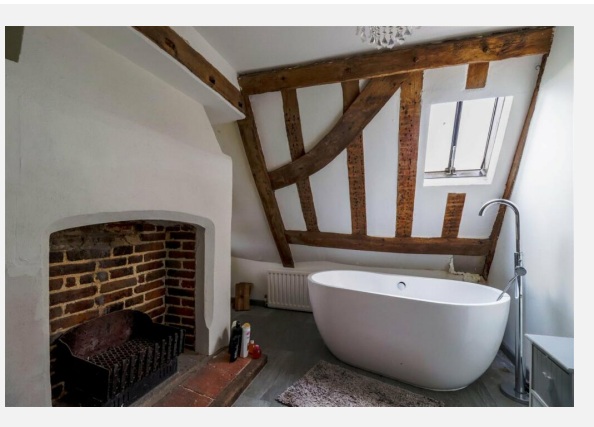
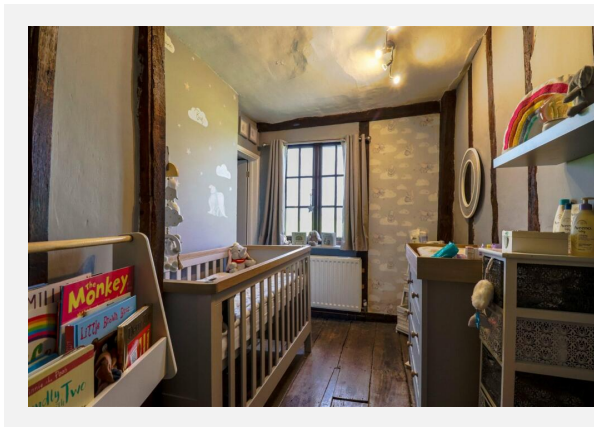
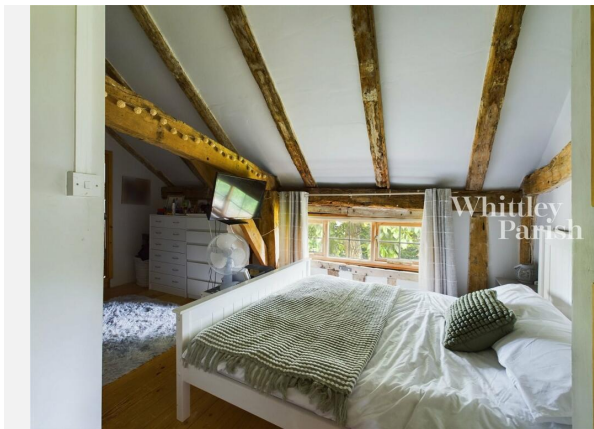
### Mobile Coverage: (based on calls indoors)



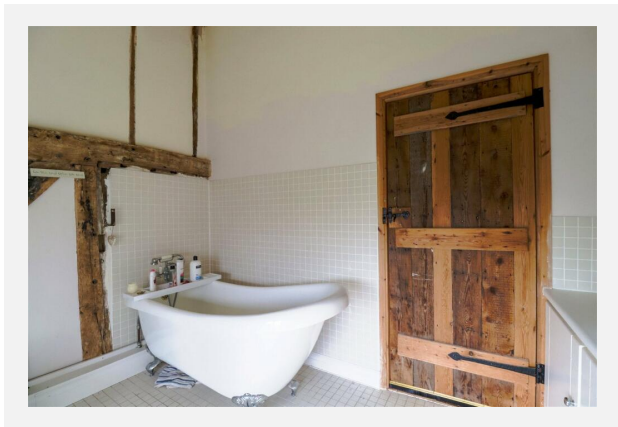
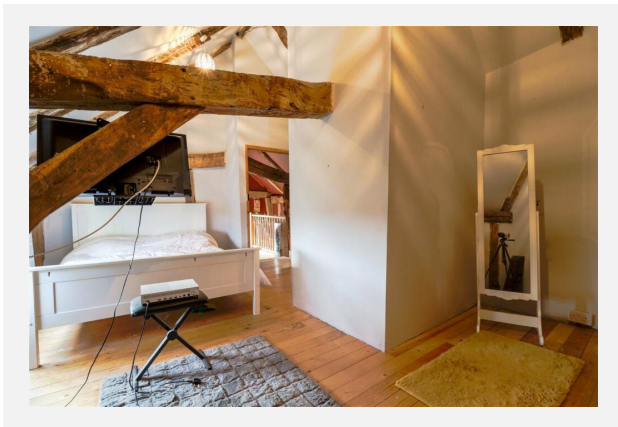
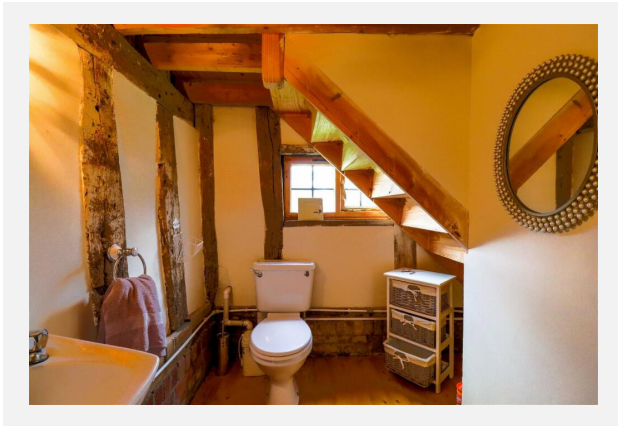
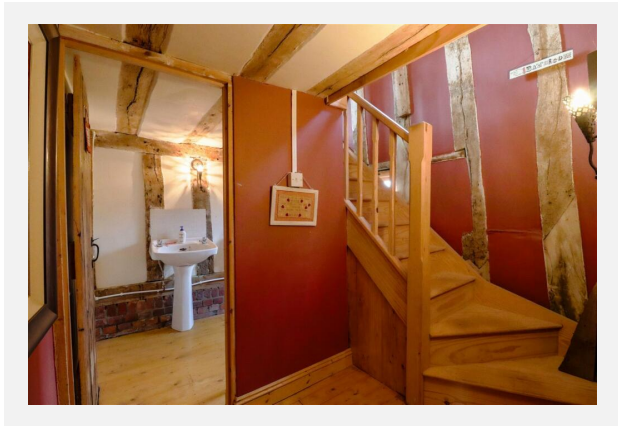
### Satellite/Fibre TV Availability:



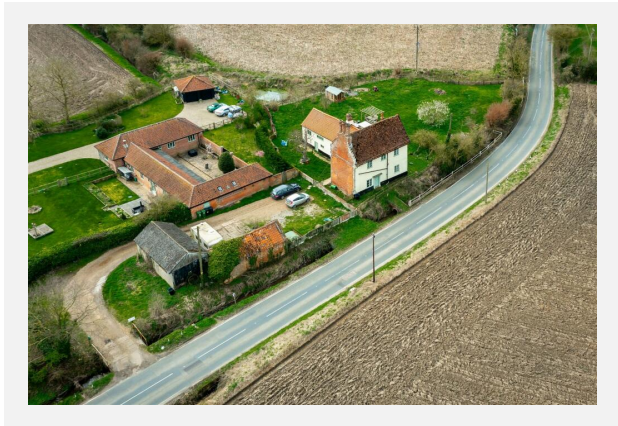










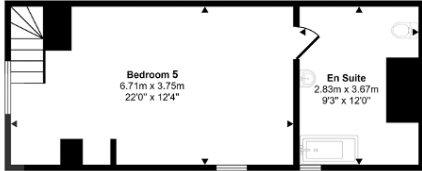
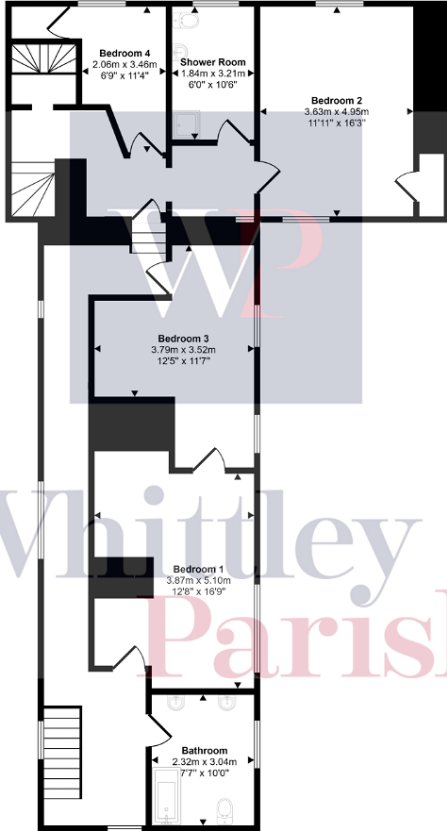






**SHORT GREEN, WINFARTHING, DISS, IP22**

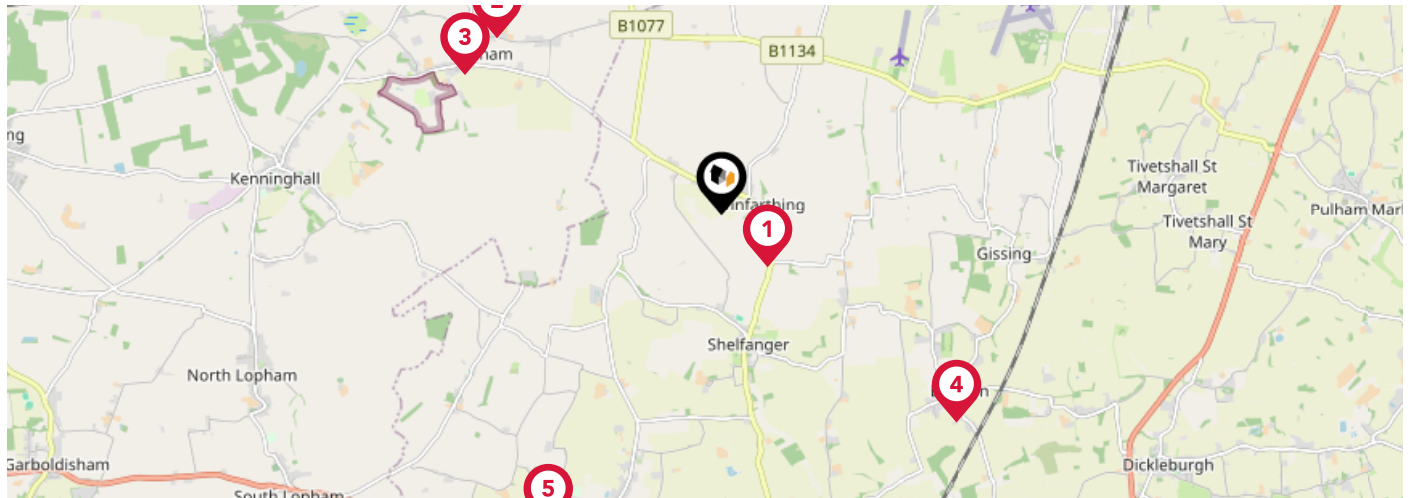
Approx Gross Internal Area  
274 sq m / 2948 sq ft



Whittleby  
Parish

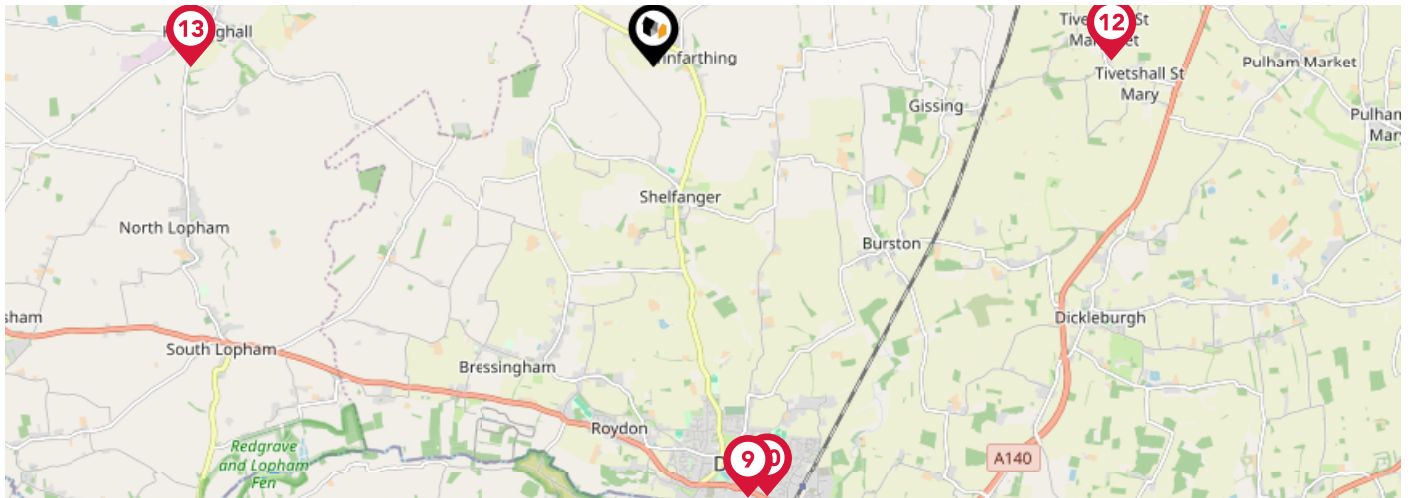
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>All Saints Church of England Voluntary Aided Primary School, Winfarthing</b> Ofsted Rating: Good   Pupils: 27   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Acorn Park School</b> Ofsted Rating: Good   Pupils: 128   Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Burston Community Primary School</b> Ofsted Rating: Good   Pupils: 36   Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bressingham Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Roydon Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Diss High School</b> Ofsted Rating: Good   Pupils: 941   Distance:3.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Carleton Rode Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 57   Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

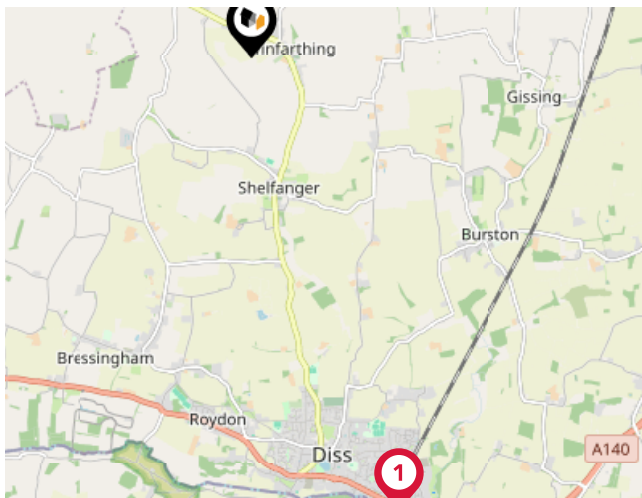
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Diss Church of England Junior Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:3.99	<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:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 492   Distance:4.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tivetshall Community Primary School</b> Ofsted Rating: Good   Pupils: 28   Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kenninghall Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 174   Distance:4.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 194   Distance:4.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bunwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 91   Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

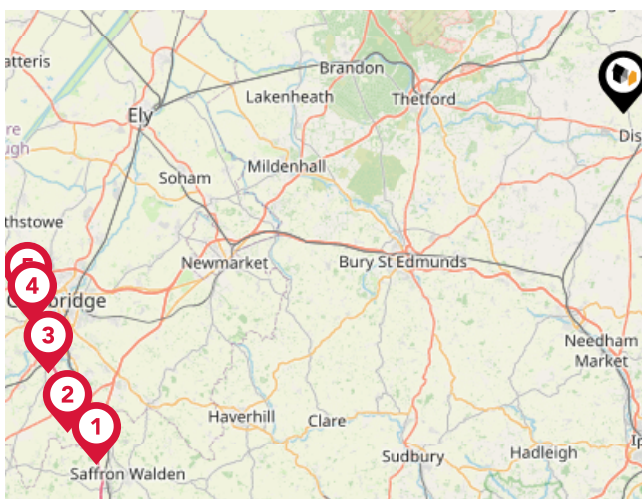
# Area

## Transport (National)



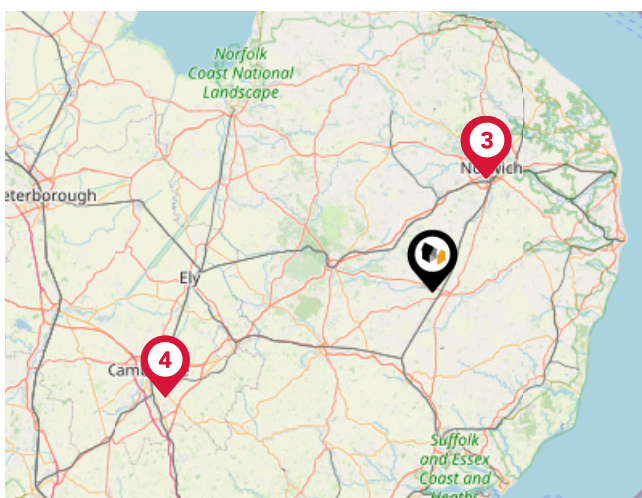
### National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	4.31 miles
2	Attleborough Rail Station	6.37 miles
3	Eccles Road Rail Station	5.78 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.05 miles
2	M11 J10	46.52 miles
3	M11 J11	45.86 miles
4	M11 J13	45.5 miles
5	M11 J14	45.43 miles

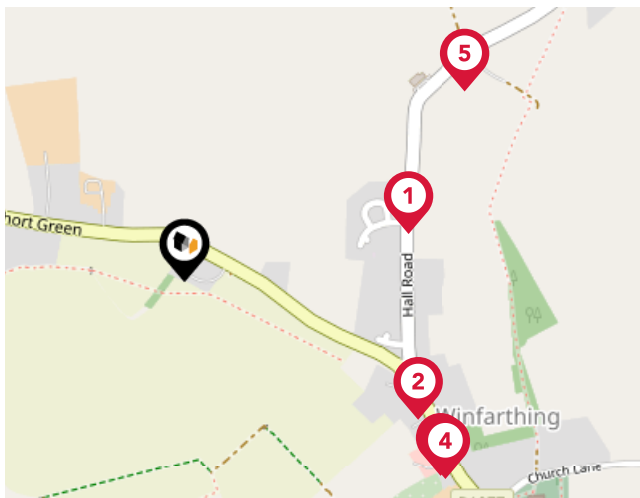


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	18.13 miles
2	International Airport	18.13 miles
3	Airport Passenger Terminal	18.17 miles
4	Cambridge Airport	41.77 miles

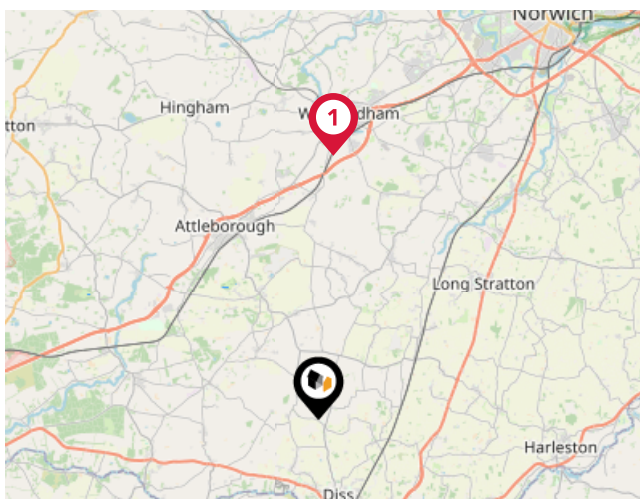
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Chapel Close	0.26 miles
2	Phone Box	0.31 miles
3	Fighting Cocks	0.36 miles
4	Fighting Cocks	0.37 miles
5	Lodge Farm	0.38 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	9.52 miles



### Ferry Terminals

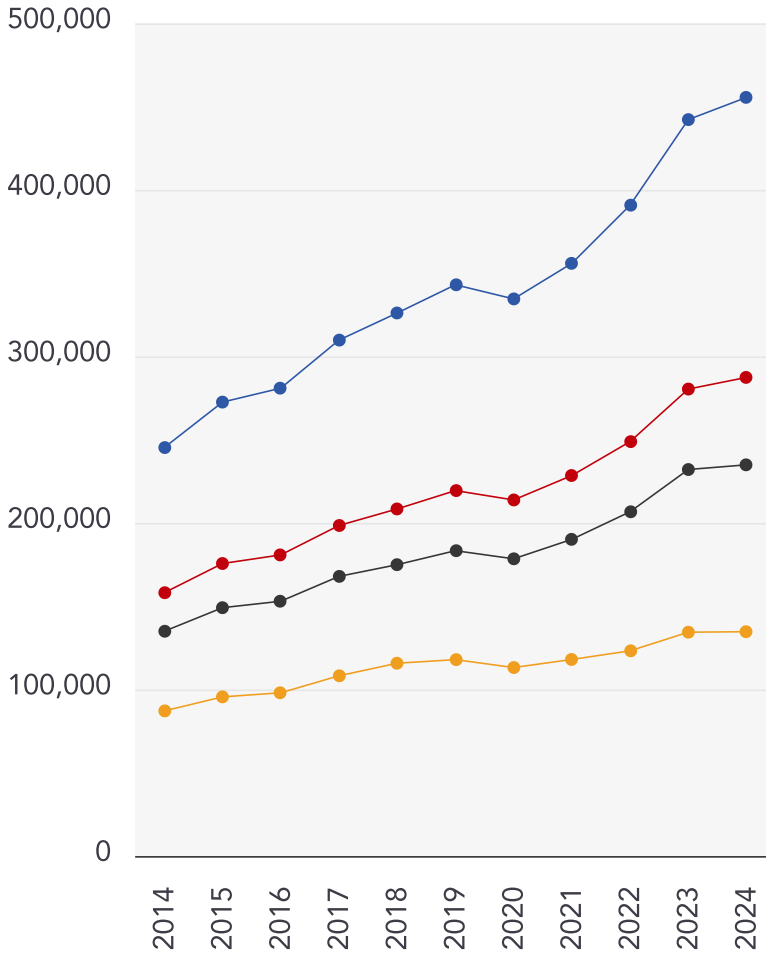
Pin	Name	Distance
1	Reedham Ferry South	21.17 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in IP22



Detached

**+85.73%**

Semi-Detached

**+81.75%**

Terraced

**+74.03%**

Flat

**+54.55%**



### 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

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#### Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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

