

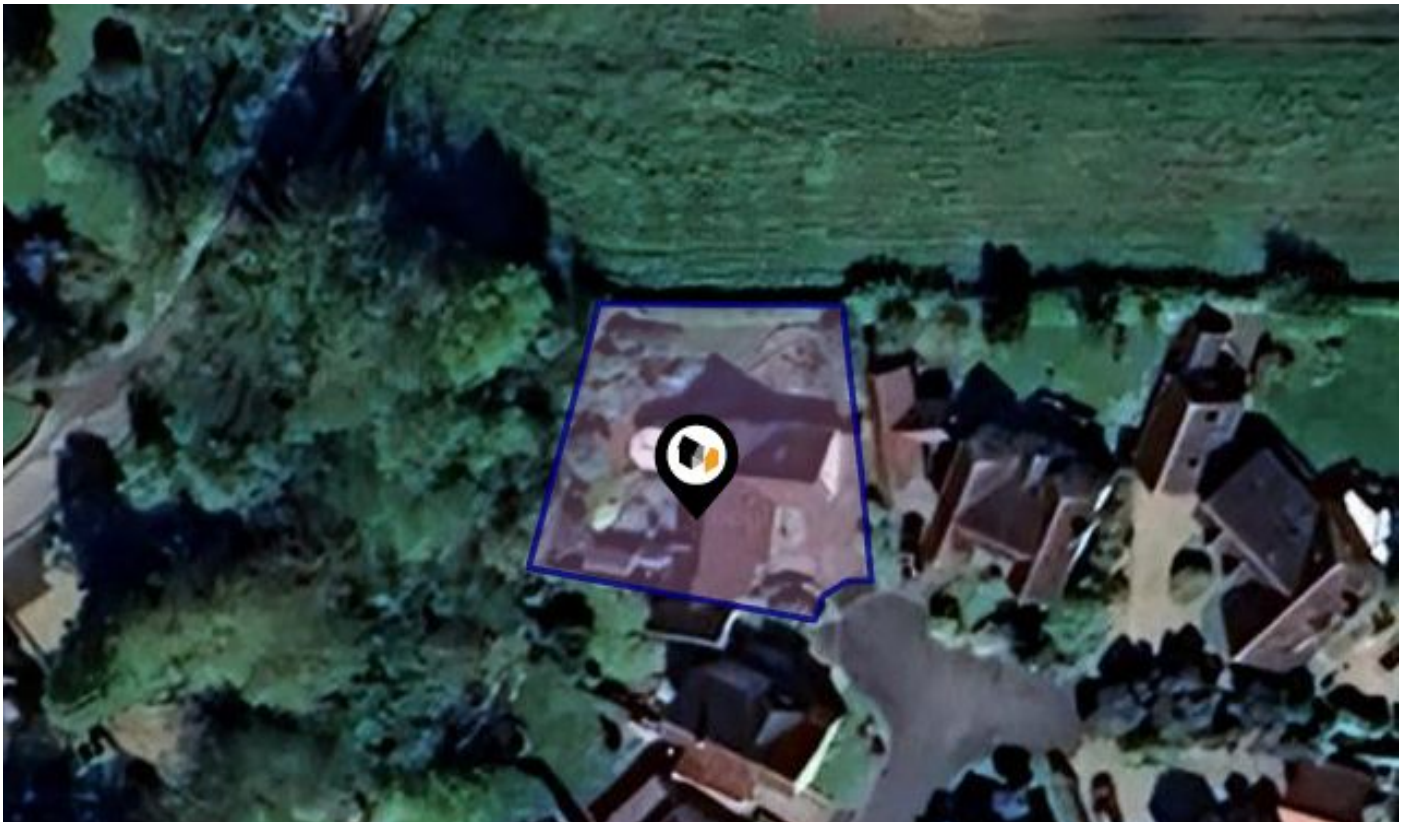


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th July 2024



COLUMBINE WAY, GISLINGHAM, EYE, IP23

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,808 ft ² / 168 m ²		
Plot Area:	0.15 acres		
Year Built :	1999		
Council Tax :	Band E		
Annual Estimate:	£2,581		
Title Number:	SK194899		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

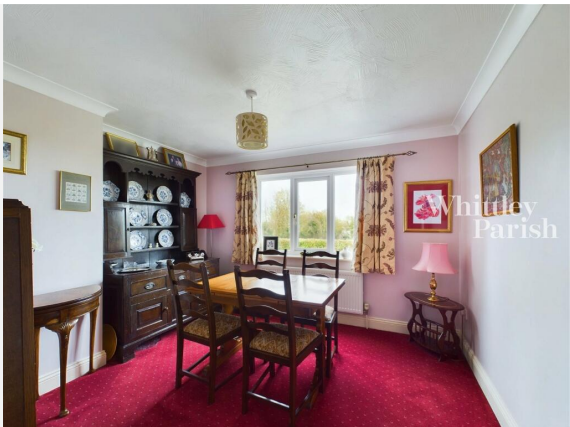
This Address

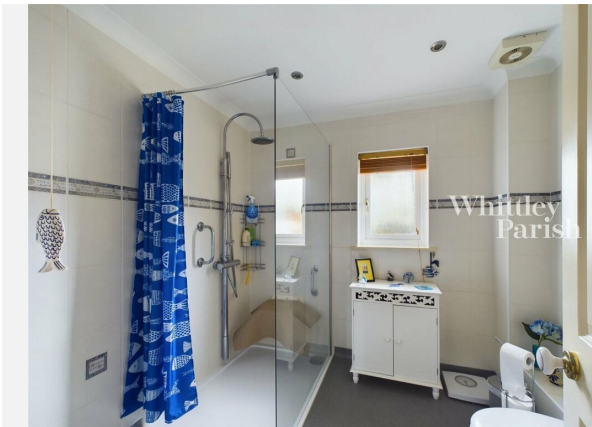
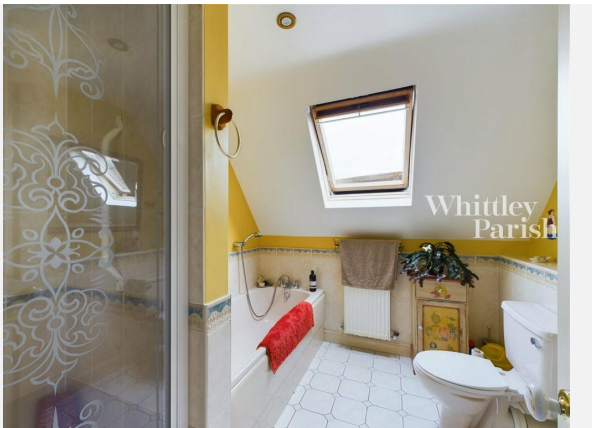


Planning records for: *Columbine Way, Gislingham, Eye, IP23*

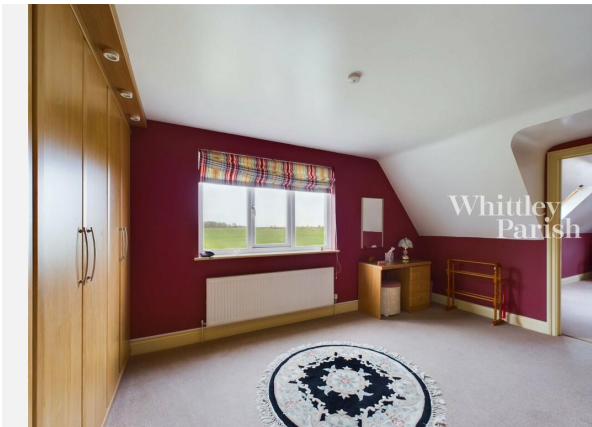
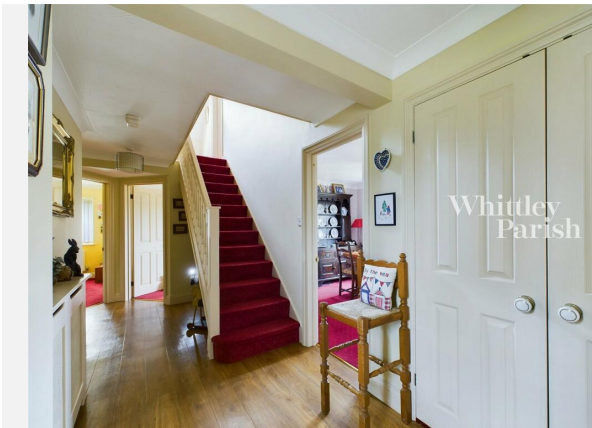
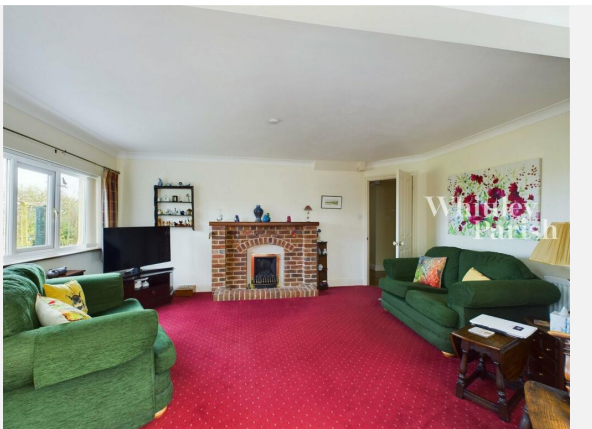
Reference - DC/21/01710
Decision: Granted
Date: 22nd March 2021
Description: Notification of Works to Trees Protected by a Preservation Order - T1 & T2 (Ash) - Pollard
Reference - DC/21/01710
Decision: Granted
Date: 22nd March 2021
Description: Notification of Works to Trees Protected by a Preservation Order - T1 & T2 (Ash) - Pollard
Reference - DC/21/01710
Decision: Granted
Date: 21st March 2021
Description: Notification of Works to Trees Protected by a Preservation Order - T1 & T2 (Ash) - Pollard

Gallery Photos



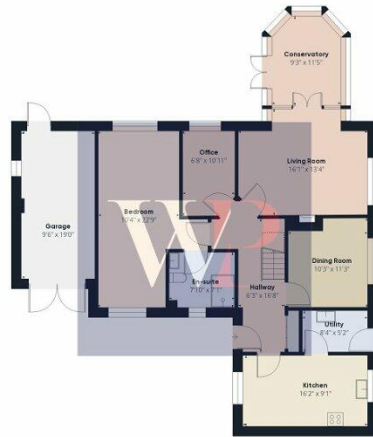


Gallery Photos

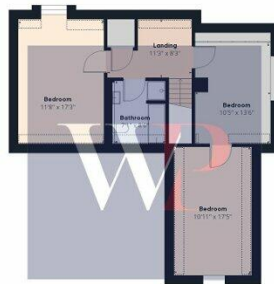




COLUMBINE WAY, GISLINGHAM, EYE, IP23



Floor 0



Floor 1



Whitley
Parish

Approximate total area⁽¹⁾
2009.89 ft²

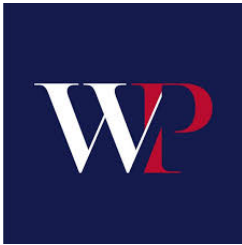
Reduced headroom
107.62 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



Energy rating

D

Valid until 01.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #8cc63f; color: white; padding: 5px; display: inline-block;"> 72 C </div>
55-68	D	<div style="background-color: #ffc107; color: white; padding: 5px; display: inline-block;"> 61 D </div>	
39-54	E		
21-38	F		
1-20	G		

Property

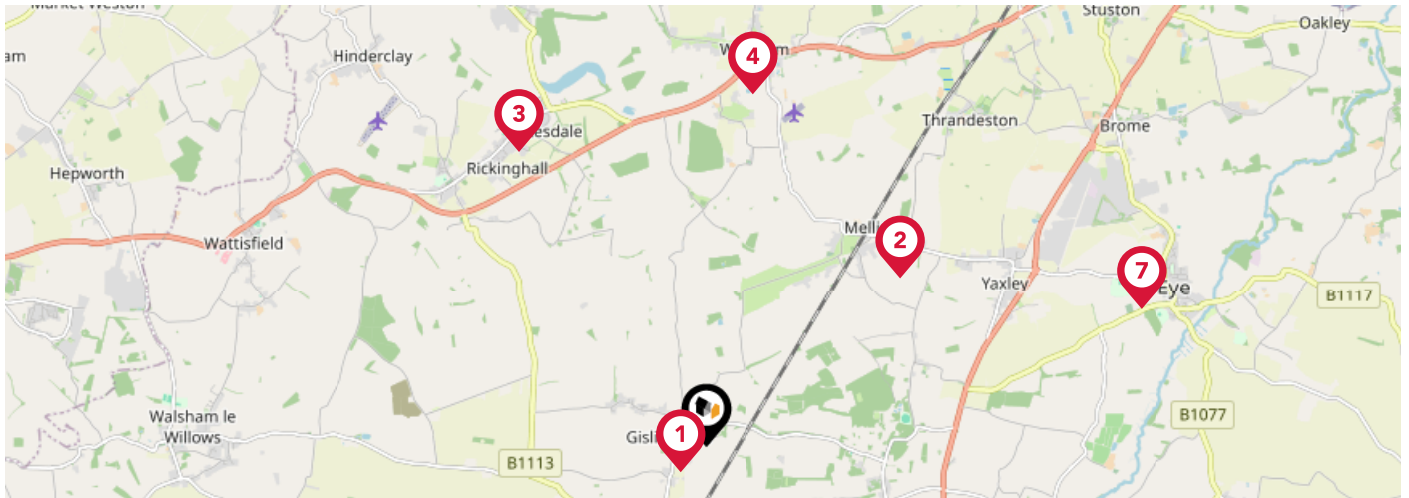
EPC - Additional Data



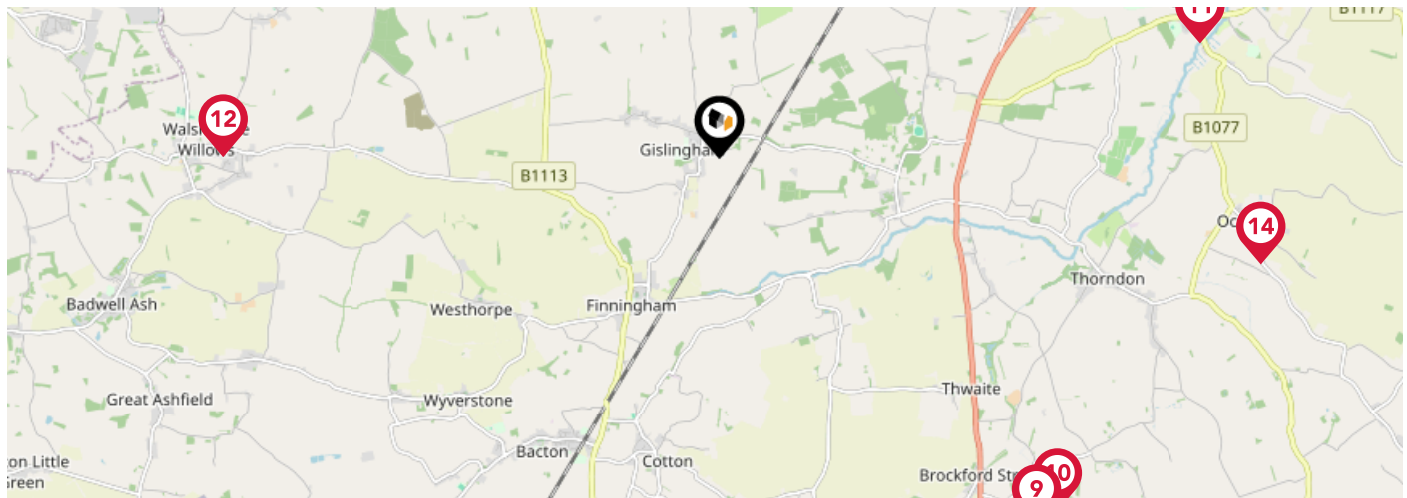
Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 350 mm loft insulation
Roof Energy:	Very 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 73% of fixed outlets
Floors:	Suspended limited insulation (assumed)
Total Floor Area:	168 m ²

Area Schools

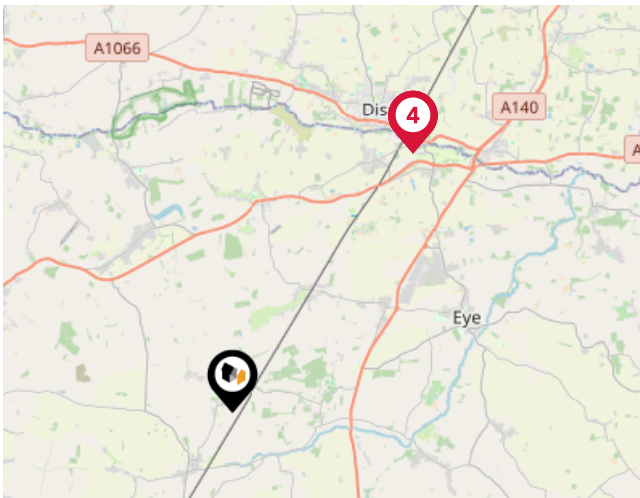


	Nursery	Primary	Secondary	College	Private
1 Gislingham Church of England Primary School Ofsted Rating: Outstanding Pupils: 132 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Mellis Church of England Primary School Ofsted Rating: Good Pupils: 171 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 172 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Wortham Primary School Ofsted Rating: Outstanding Pupils: 101 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Bacton Primary School Ofsted Rating: Requires Improvement Pupils: 170 Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Thorndon Church of England Voluntary Controlled Primary School Ofsted Rating: Requires Improvement Pupils: 66 Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Hartismere School Ofsted Rating: Outstanding Pupils: 991 Distance:4.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Mendlesham Primary School Ofsted Rating: Good Pupils: 111 Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



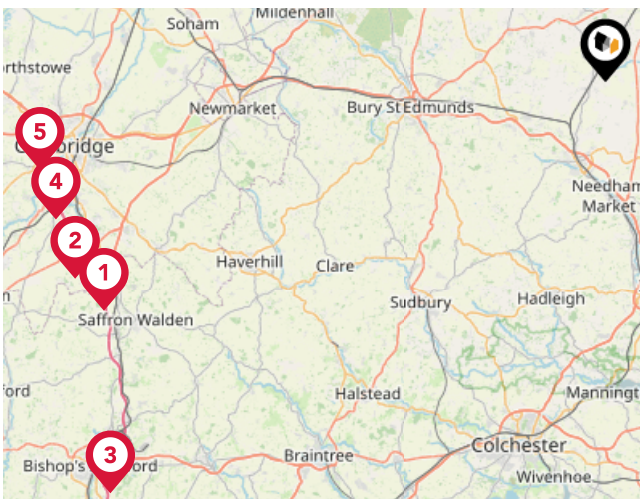
	Nursery	Primary	Secondary	College	Private
<p>9 Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 28 Distance:4.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Wetheringsett Manor School Ofsted Rating: Not Rated Pupils:0 Distance:4.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 186 Distance:4.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 130 Distance:4.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:4.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Occold Primary School Ofsted Rating: Good Pupils: 67 Distance:5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Roydon Primary School Ofsted Rating: Requires Improvement Pupils: 265 Distance:5.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Diss Church of England Junior Academy Ofsted Rating: Inadequate Pupils: 209 Distance:5.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



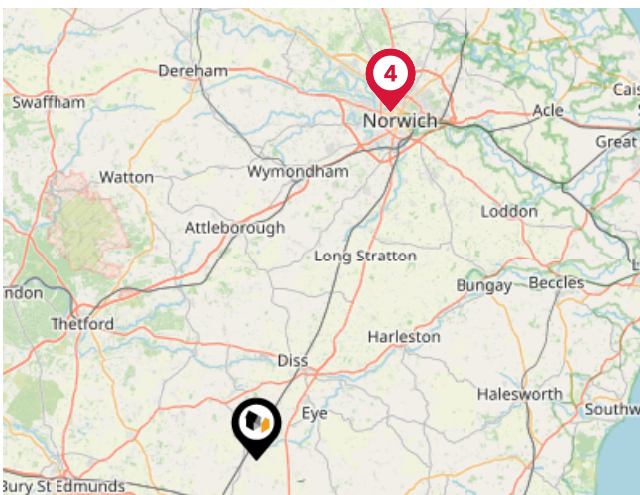
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.71 miles
2	Diss Rail Station	5.71 miles
3	Diss Rail Station	5.71 miles
4	Diss Rail Station	5.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	40.12 miles
2	M11 J10	41.07 miles
3	M11 J8	46.92 miles
4	M11 J11	41.18 miles
5	M11 J13	41.5 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	26.98 miles
2	International Airport	26.98 miles
3	Airport Passenger Terminal	27.01 miles
4	Norwich International Airport	27.01 miles

Area

Transport (Local)



Bus Stops/Stations

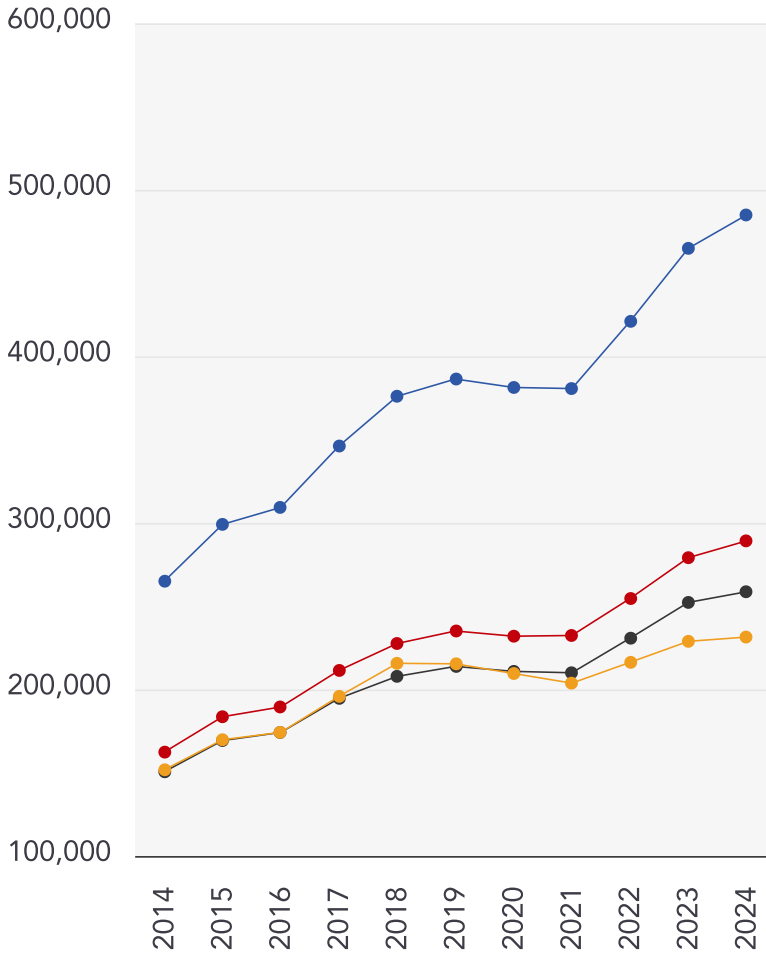
Pin	Name	Distance
1	Village Hall	0.18 miles
2	Village Hall	0.18 miles
3	Post Office	0.27 miles
4	Post Office	0.27 miles
5	Northlands Lane	0.79 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP23



Detached

+82.97%

Semi-Detached

+78.11%

Terraced

+71.77%

Flat

+52.51%



Whittley Parish | Diss

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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