



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th August 2024



WILLOW CLOSE, WORTWELL, HARLESTON, IP20

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

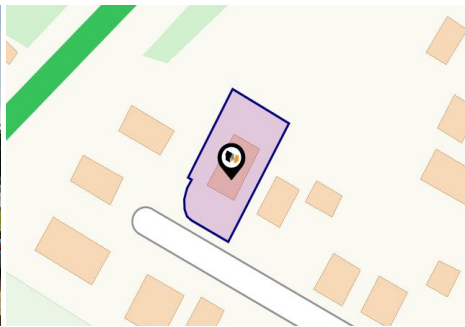
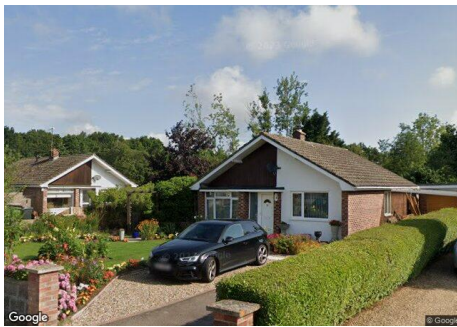
01379640808

admin@whittleyparish.com

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



Powered by
aprift
Know any property instantly



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.13 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,007		
Title Number:	NK104880		

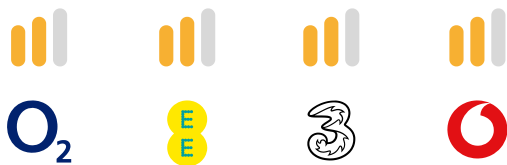
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos









WILLOW CLOSE, WORTWELL, HARLESTON, IP20



Approximate total area⁽¹⁾
791.11 ft²

(1) Excluding balconies and terrace

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

GIRAFFE360

Property
EPC - Certificate



Willow Close, Wortwell, IP20

Energy rating

E

Valid until 14.03.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Property

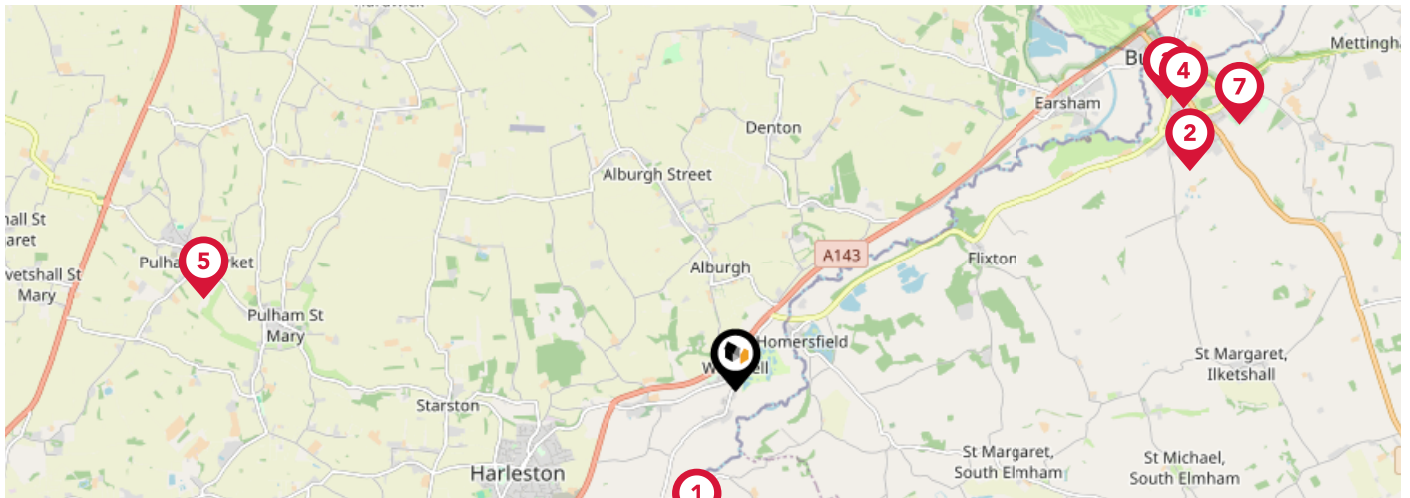
EPC - Additional Data



Additional EPC Data

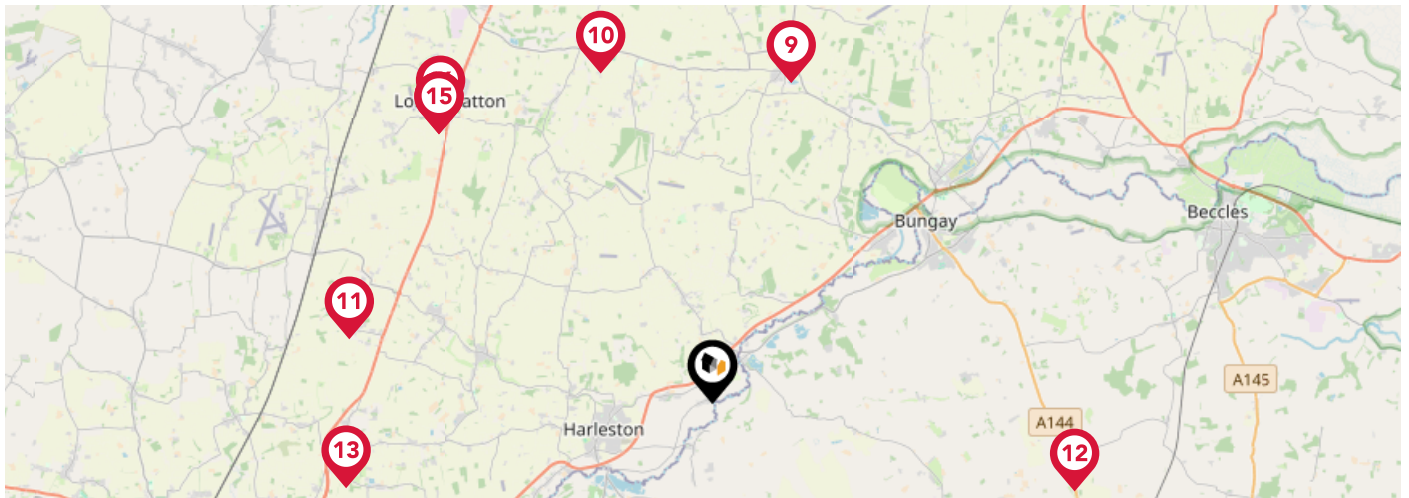
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Gas multipoint
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 56% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	69 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Mendham Primary School Ofsted Rating: Good Pupils: 86 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Bungay High School Ofsted Rating: Good Pupils: 900 Distance:4.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Edmund's Catholic Primary School Ofsted Rating: Good Pupils: 86 Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Bungay Primary School Ofsted Rating: Good Pupils: 216 Distance:4.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 131 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 136 Distance:5.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 The Attic Ofsted Rating: Requires improvement Pupils: 14 Distance:5.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Ditchingham Church of England Primary Academy Ofsted Rating: Good Pupils: 104 Distance:5.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

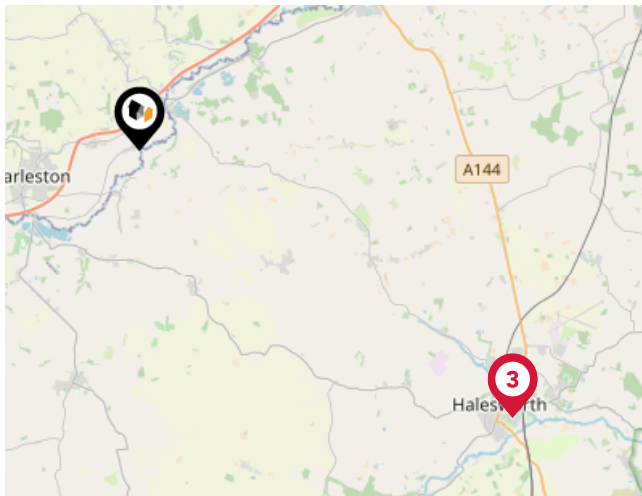
Area Schools



		Nursery	Primary	Secondary	College	Private
	Woodton Primary School Ofsted Rating: Good Pupils: 50 Distance:5.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hempnall Primary School Ofsted Rating: Good Pupils: 137 Distance:6.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 14 Distance:6.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ilketshall St Lawrence School Ofsted Rating: Good Pupils: 98 Distance:6.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 184 Distance:6.82	<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: 182 Distance:6.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Long Stratton High School Ofsted Rating: Good Pupils: 586 Distance:6.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Junior School Ofsted Rating: Requires improvement Pupils: 212 Distance:7.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

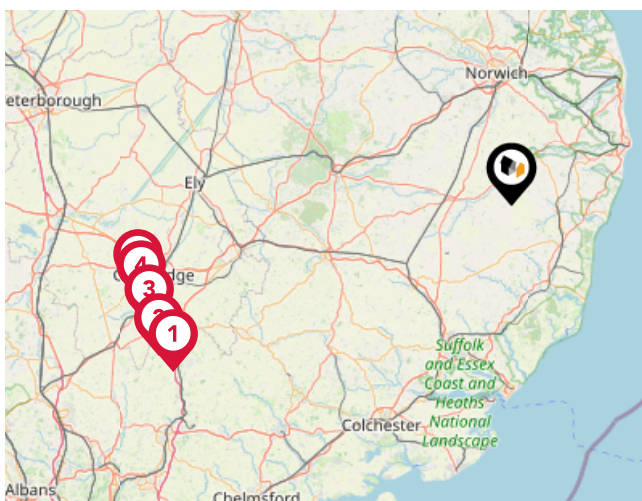
Area

Transport (National)



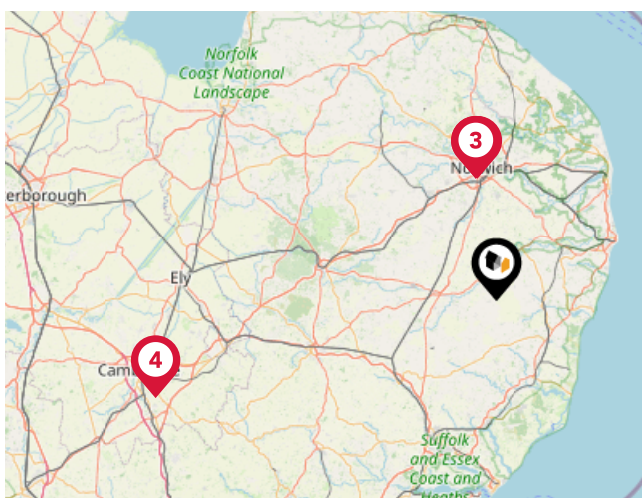
National Rail Stations

Pin	Name	Distance
1	Entrance	8.29 miles
2	Entrance1	8.29 miles
3	Halesworth Rail Station	8.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	54.84 miles
2	M11 J10	55.67 miles
3	M11 J11	55.47 miles
4	M11 J13	55.45 miles
5	M11 J14	55.5 miles

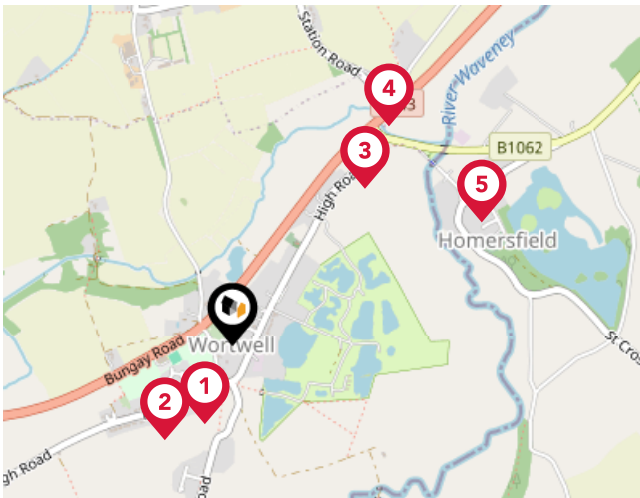


Airports/HELIPADS

Pin	Name	Distance
1	Airport Passenger Terminal	17.74 miles
2	Norwich International Airport	17.73 miles
3	International Airport	17.73 miles
4	Cambridge Airport	51.59 miles

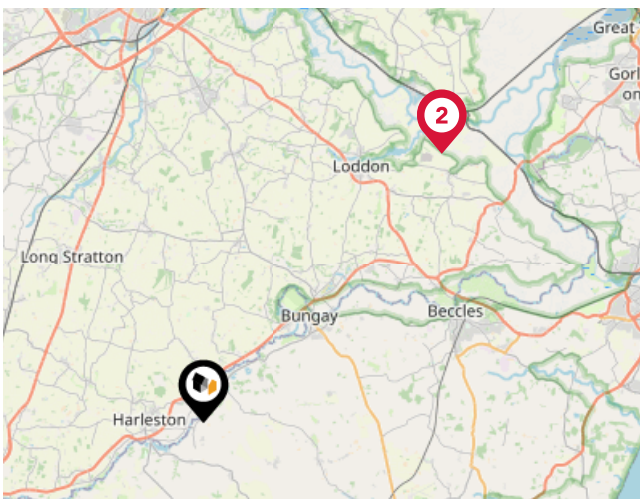
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bell Public House	0.19 miles
2	Windmill Road	0.26 miles
3	Station Farm	0.47 miles
4	Low Road	0.61 miles
5	Playing Field	0.63 miles



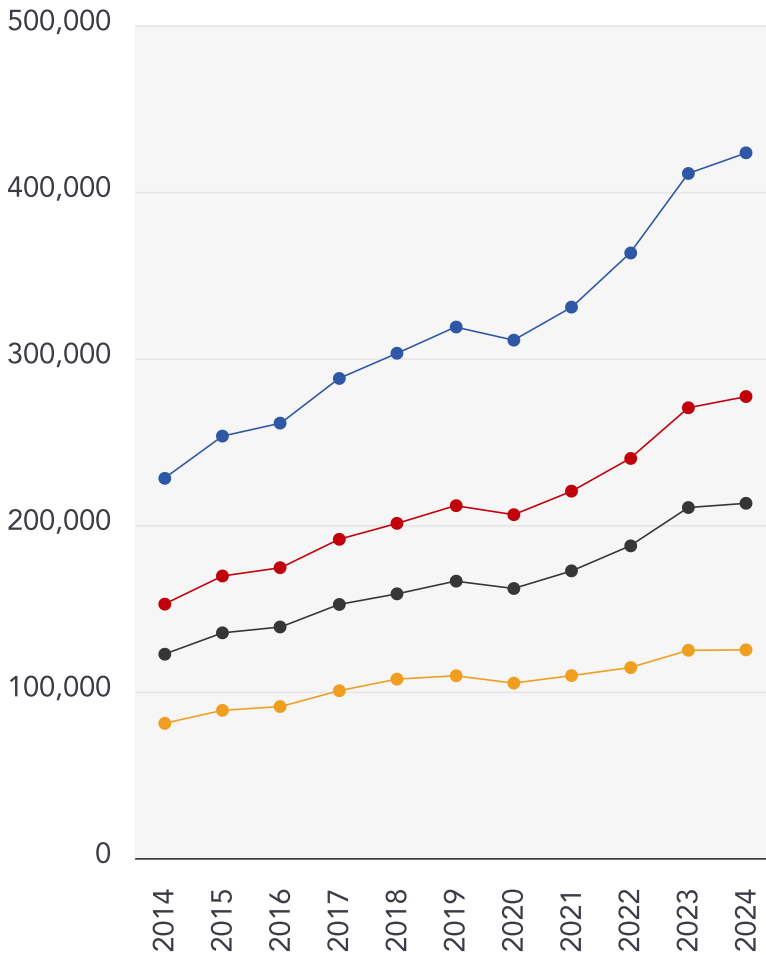
Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	13.04 miles
2	Reedham Ferry South	13.02 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in IP20



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%



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.



[/whittleyparishmanagementltd](#)



[/whittleyparish](#)



[/whittleyparish/?hl=en](#)

Whittley Parish | Diss

Data Quality

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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

