

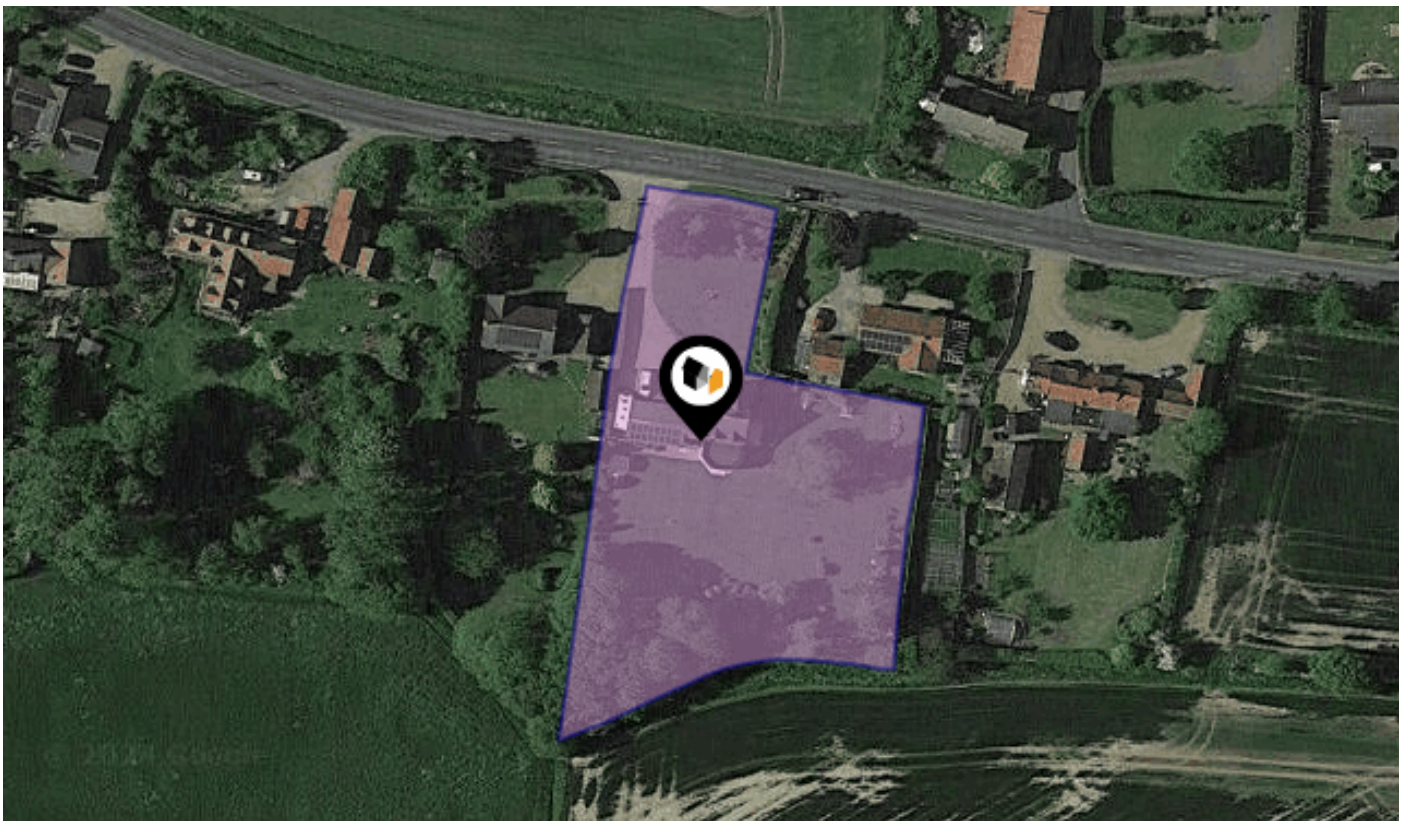


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03<sup>rd</sup> September 2024



## SHORT GREEN, WINFARTHING, DISS, IP22

### Whittley Parish | Diss

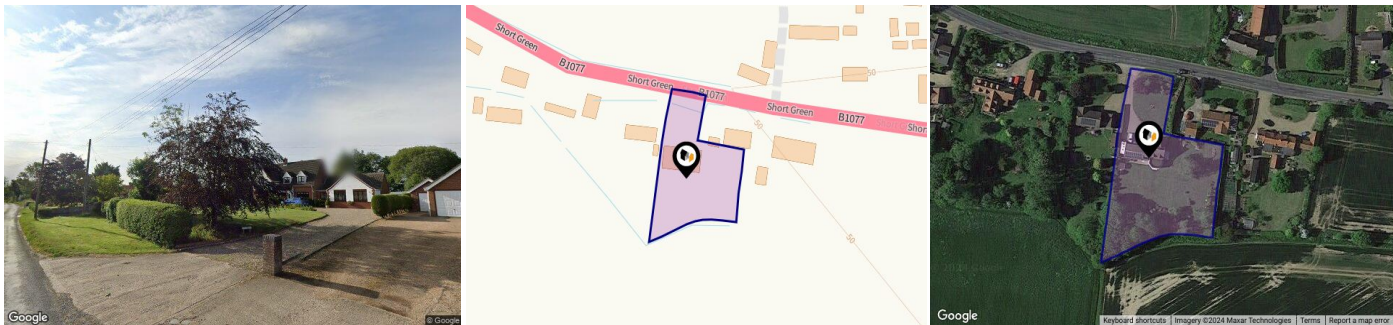
4-6 Market Hill Diss IP22 4JZ

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## Property

|                         |  |                |          |
|-------------------------|--|----------------|----------|
| <b>Type:</b>            | Detached                                   | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 5  |                |          |
| <b>Floor Area:</b>      | 2,583 ft <sup>2</sup> / 240 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.83 acres                                 |                |          |
| <b>Year Built :</b>     | 1983-1990                                  |                |          |
| <b>Council Tax :</b>    | Band E                                     |                |          |
| <b>Annual Estimate:</b> | £2,759                                     |                |          |
| <b>Title Number:</b>    | NK115887                                   |                |          |

## Local Area

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

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

|                  |                   |                    |
|------------------|-------------------|--------------------|
| <b>1</b><br>mb/s | <b>69</b><br>mb/s | <b>900</b><br>mb/s |
|                  |                   |                    |

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



### Satellite/Fibre TV Availability:









# Gallery Photos









## SHORT GREEN, WINFARTHING, DISS, IP22



Approximate total area<sup>(1)</sup>  
2469.24 ft<sup>2</sup>  
Reduced headroom  
40.58 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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.

GIRAFFE360



Short Green, Winfarthing, DISS, IP22

Energy rating

**C**

Valid until 28.08.2034

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 90   <b>B</b> |
| 69-80 | <b>C</b>      | 77   <b>C</b> |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

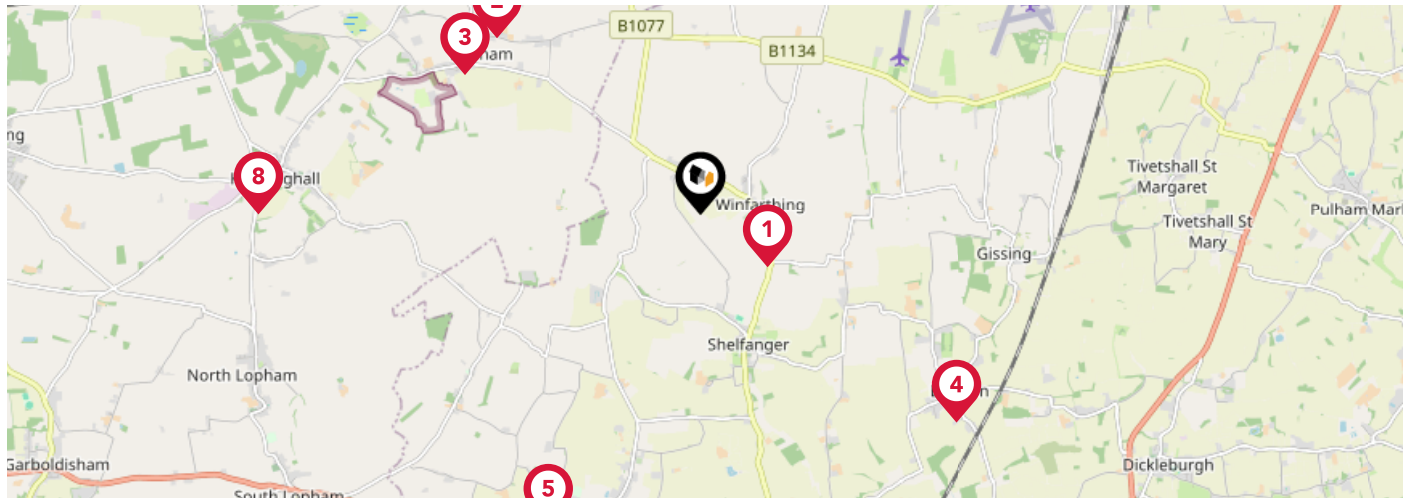


### Additional EPC Data

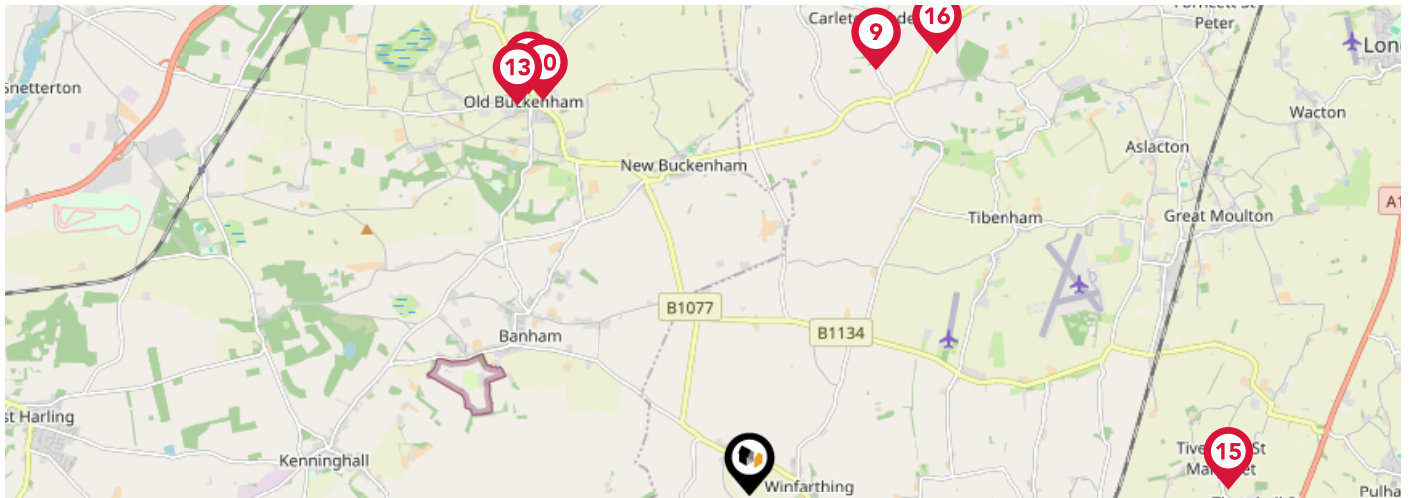
|                                      |   |
|--------------------------------------|---|
| <b>Property Type:</b>                | Detached house                              |
| <b>Walls:</b>                        | Cavity wall, as built, insulated (assumed)  |
| <b>Walls Energy:</b>                 | Good  |
| <b>Roof:</b>                         | Pitched, 200 mm loft insulation             |
| <b>Roof Energy:</b>                  | Good  |
| <b>Window:</b>                       | Fully double glazed                         |
| <b>Window Energy:</b>                | Good  |
| <b>Main Heating:</b>                 | Boiler and radiators, oil                   |
| <b>Main Heating Energy:</b>          | Average                                     |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs        |
| <b>Main Heating Controls Energy:</b> | Good  |
| <b>Hot Water System:</b>             | From main system                            |
| <b>Hot Water Energy Efficiency:</b>  | Average                                     |
| <b>Lighting:</b>                     | Low energy lighting in 94% of fixed outlets |
| <b>Lighting Energy:</b>              | Very good                                   |
| <b>Floors:</b>                       | Solid, no insulation (assumed)              |
| <b>Secondary Heating:</b>            | Room heaters, dual fuel (mineral and wood)  |
| <b>Total Floor Area:</b>             | 240 m <sup>2</sup>                          |



# Area Schools



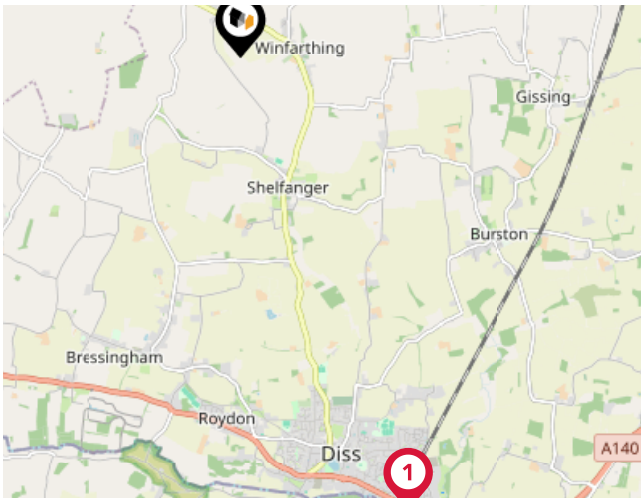
|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>All Saints Church of England Voluntary Aided Primary School, Winfarthing</b><br>Ofsted Rating: Good   Pupils: 27   Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Acorn Park School</b><br>Ofsted Rating: Good   Pupils: 128   Distance:2.42   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Banham Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 103   Distance:2.46  | <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><br>Ofsted Rating: Good   Pupils: 36   Distance:2.99   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Bressingham Primary School</b><br>Ofsted Rating: Good   Pupils: 142   Distance:3.15  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Roydon Primary School</b><br>Ofsted Rating: Good   Pupils: 261   Distance:3.64   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Diss High School</b><br>Ofsted Rating: Good   Pupils: 941   Distance:3.84  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Kenninghall Primary School</b><br>Ofsted Rating: Good   Pupils: 106   Distance:3.99  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|  |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Carleton Rode Church of England Voluntary Aided Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 57   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><br>Ofsted Rating: Good   Pupils: 492   Distance:4.03   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Diss Church of England Junior Academy</b><br>Ofsted Rating: Good   Pupils: 189   Distance:4.05   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Diss Infant Academy and Nursery</b><br>Ofsted Rating: Requires improvement   Pupils: 116   Distance:4.07                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Chapel Green School</b><br>Ofsted Rating: Good   Pupils: 174   Distance:4.1  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Old Buckenham Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 194   Distance:4.14                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Tivetshall Community Primary School</b><br>Ofsted Rating: Good   Pupils: 28   Distance:4.34  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bunwell Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 91   Distance:4.34   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

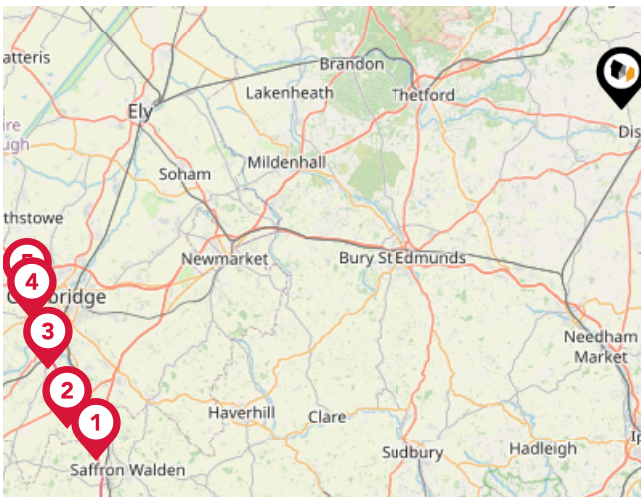
# Area

## Transport (National)



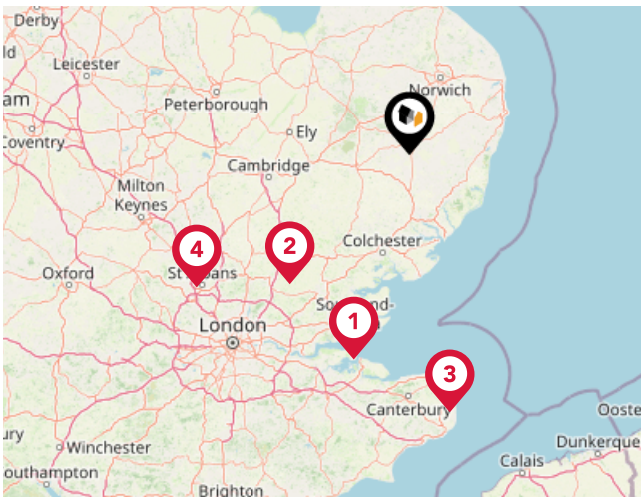
### National Rail Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Diss Rail Station         | 4.38 miles |
| 2   | Attleborough Rail Station | 6.28 miles |
| 3   | Eccles Road Rail Station  | 5.61 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M11 J9  | 45.9 miles  |
| 2   | M11 J10 | 46.36 miles |
| 3   | M11 J11 | 45.69 miles |
| 4   | M11 J13 | 45.32 miles |
| 5   | M11 J14 | 45.24 miles |



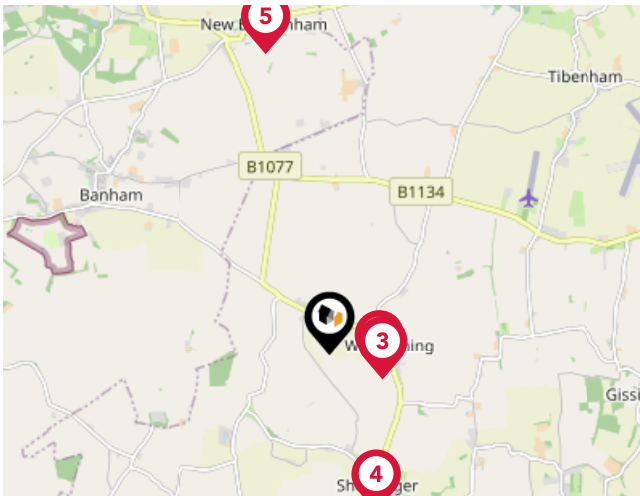
### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Southend-on-Sea  | 61.95 miles |
| 2   | Stansted Airport | 51.36 miles |
| 3   | Manston          | 76.01 miles |
| 4   | Luton Airport    | 72.93 miles |



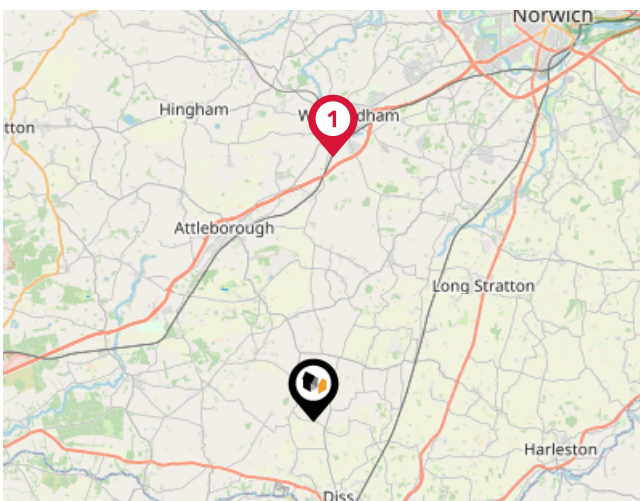
# Area

## Transport (Local)



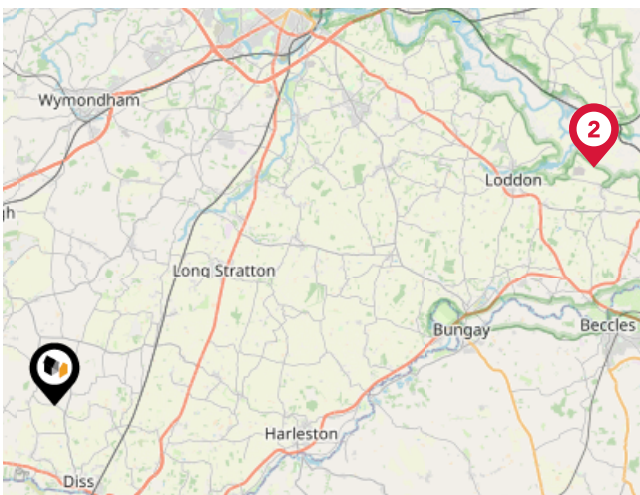
### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Phone Box      | 0.48 miles |
| 2   | Fighting Cocks | 0.53 miles |
| 3   | Fighting Cocks | 0.54 miles |
| 4   | bus shelter    | 1.49 miles |
| 5   | Green          | 2.78 miles |



### Local Connections

| Pin | Name                                  | Distance   |
|-----|---------------------------------------|------------|
| 1   | Wymondham Abbey (Mid Norfolk Railway) | 9.53 miles |



### Ferry Terminals

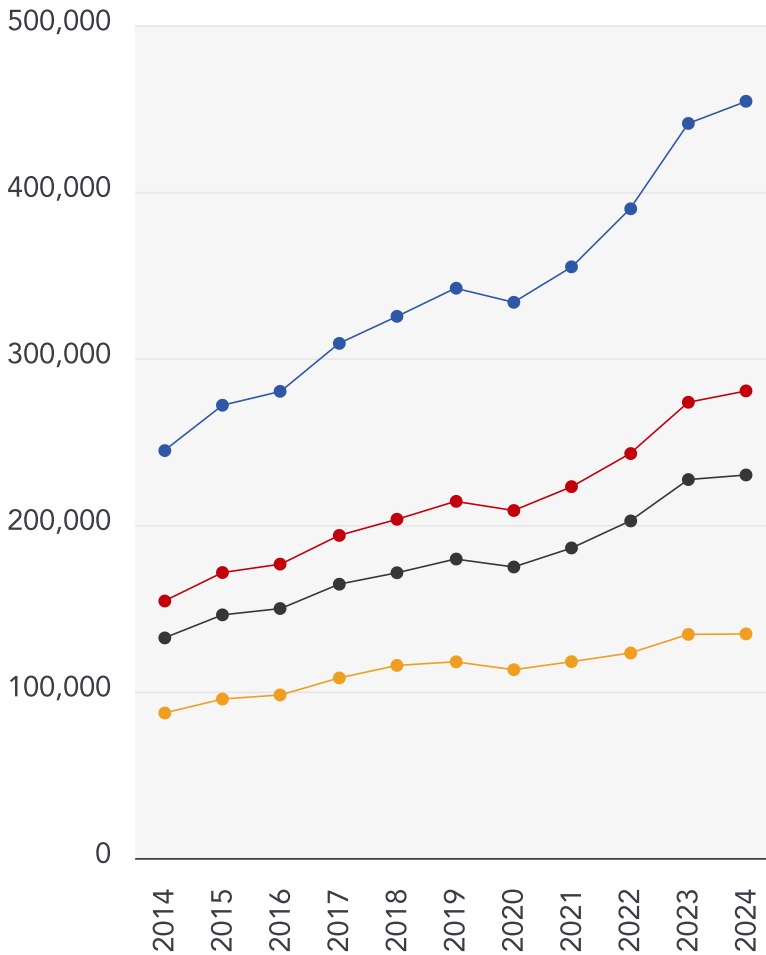
| Pin | Name                | Distance    |
|-----|---------------------|-------------|
| 1   | Reedham Ferry North | 21.34 miles |
| 2   | Reedham Ferry South | 21.34 miles |

# 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.



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# Whittley Parish | Diss

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