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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th October 2024



NUTTERY VALE, HOXNE, EYE, IP21

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

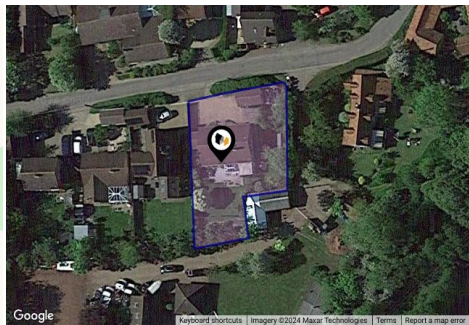
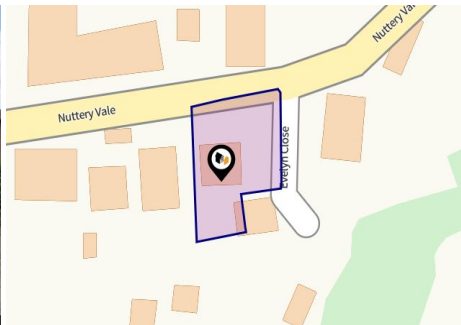
01379640808

admin@whittleyparish.com

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



Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,108 ft ² / 103 m ²
Plot Area:	0.19 acres
Council Tax :	Band D
Annual Estimate:	£2,111
Title Number:	SK123790

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	61 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







Gallery Photos





NUTTERY VALE, HOXNE, EYE, IP21




Whitley Parish

Approximate total area⁽¹⁾
1123.75 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



Nuttery Vale, Hoxne, EYE, IP21

Energy rating

F

Valid until 09.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	38 F	
21-38	F		
1-20	G		











Additional EPC Data

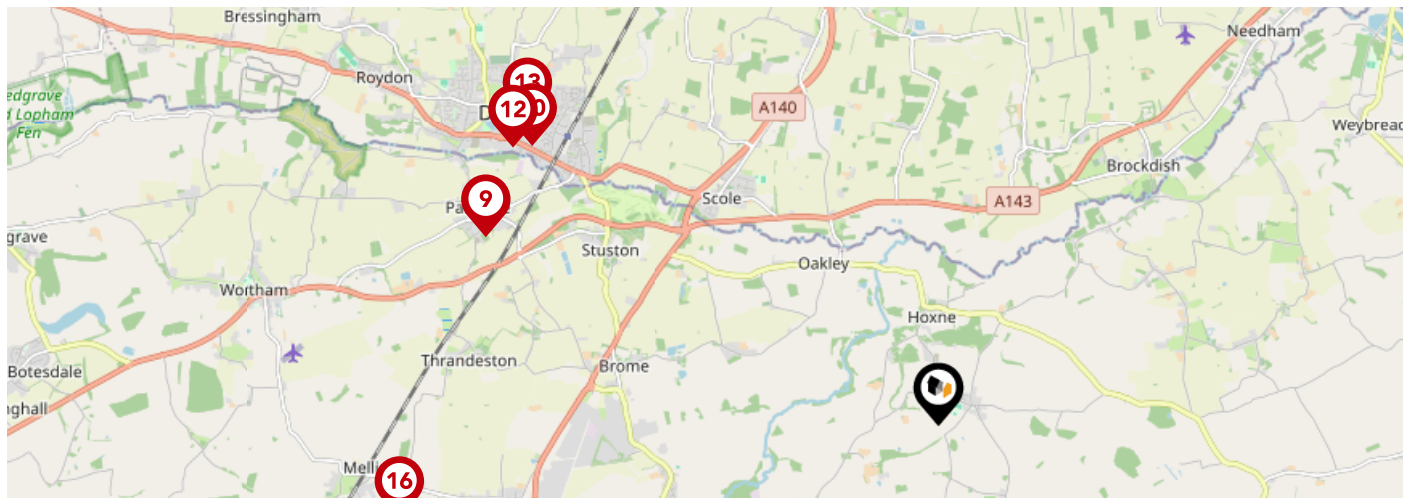
Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, LPG
Main Heating Energy:	Poor
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 65% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, LPG
Total Floor Area:	103 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
 St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:2.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stradbroke High School Ofsted Rating: Good Pupils: 353 Distance:3.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:3.75	<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: 187 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

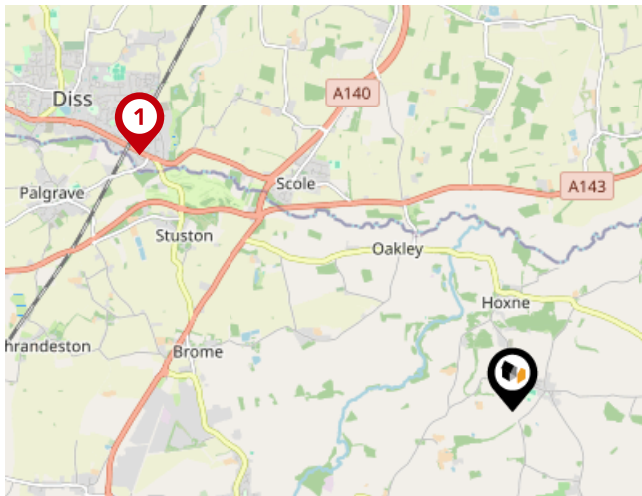
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:4.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:4.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Wilby Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:4.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:4.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Diss High School Ofsted Rating: Good Pupils: 941 Distance:4.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:4.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:4.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:4.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

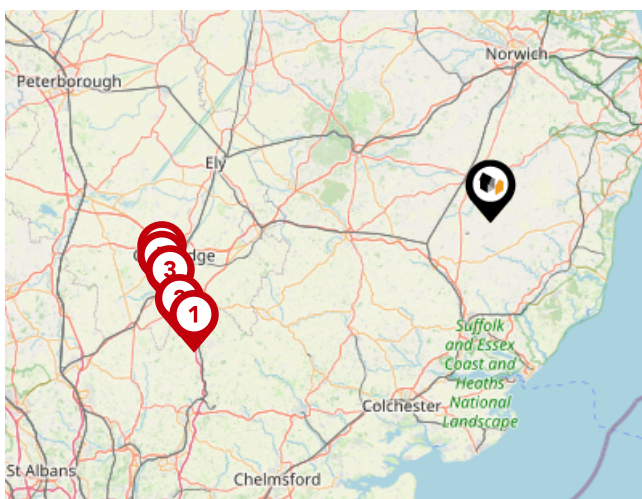
Area

Transport (National)



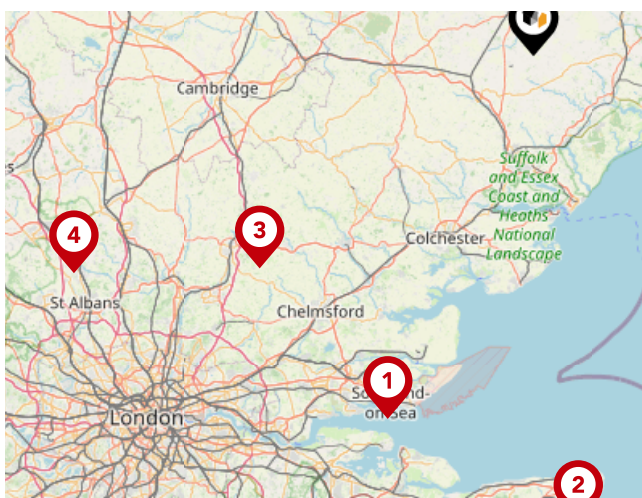
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	4.1 miles
2	Entrance2	13.47 miles
3	Entrance1	13.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	47.15 miles
2	M11 J10	48.13 miles
3	M11 J11	48.21 miles
4	M11 J13	48.45 miles
5	M11 J12	48.9 miles

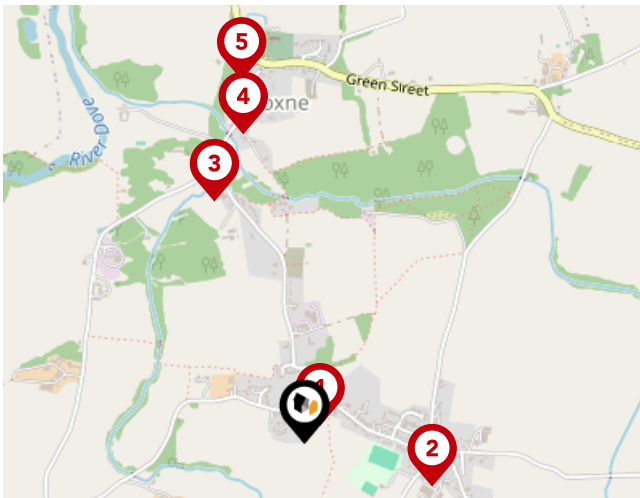


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	57.42 miles
2	Manston	69.01 miles
3	Stansted Airport	50.68 miles
4	Luton Airport	74.25 miles

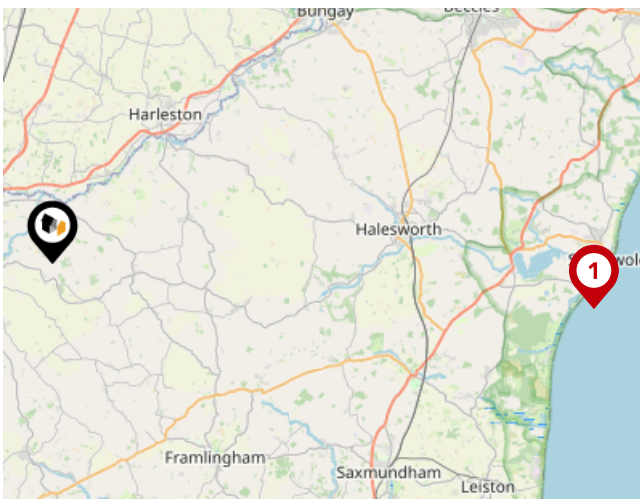
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nuttery Vale	0.05 miles
2	School	0.31 miles
3	Goldbrook Bridge	0.58 miles
4	Post Office	0.72 miles
5	Low Street	0.84 miles



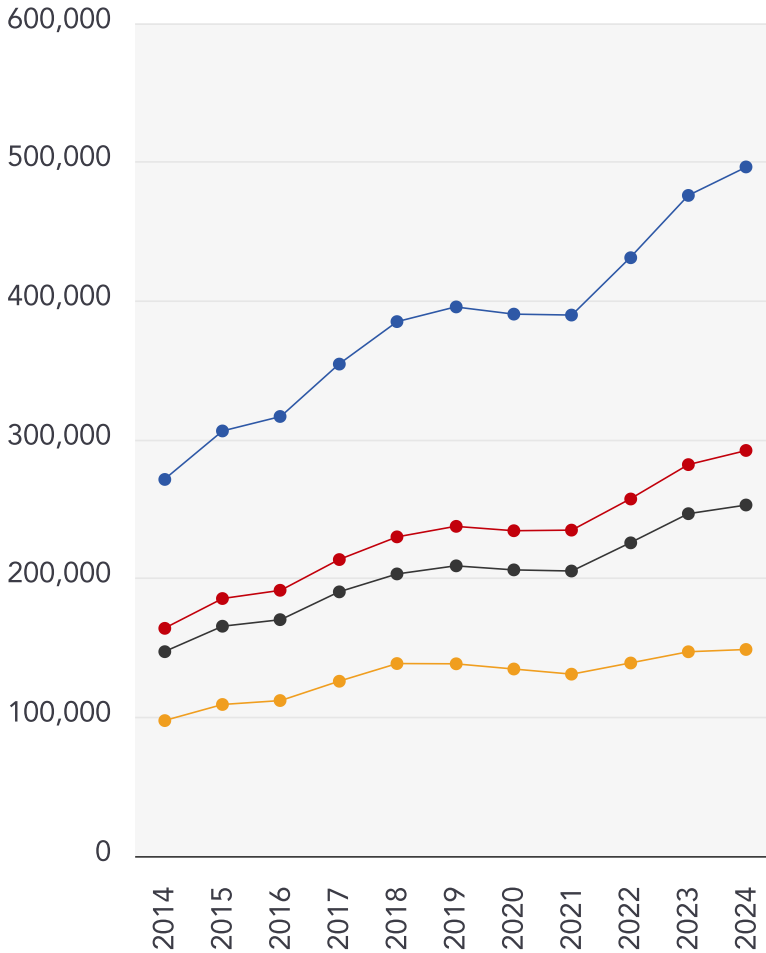
Ferry Terminals

Pin	Name	Distance
1	Walberswick Ferry Landing	19.69 miles
2	Southwold Ferry Landing	19.69 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in IP21



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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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.



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4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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

