

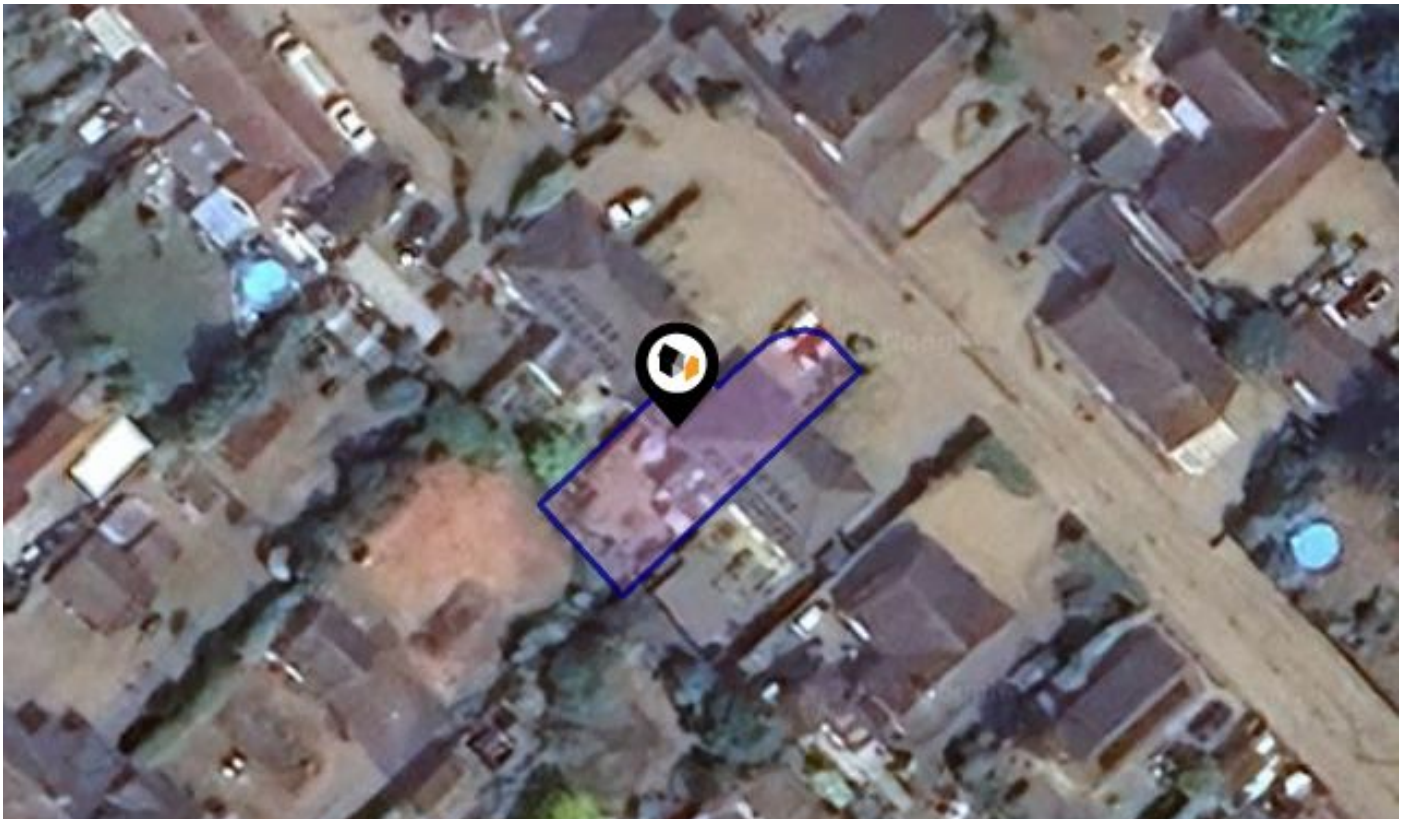


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01<sup>st</sup> October 2024



**LODDON ROAD, DITCHINGHAM, BUNGAY, NR35**

## Whittley Parish | Long Stratton

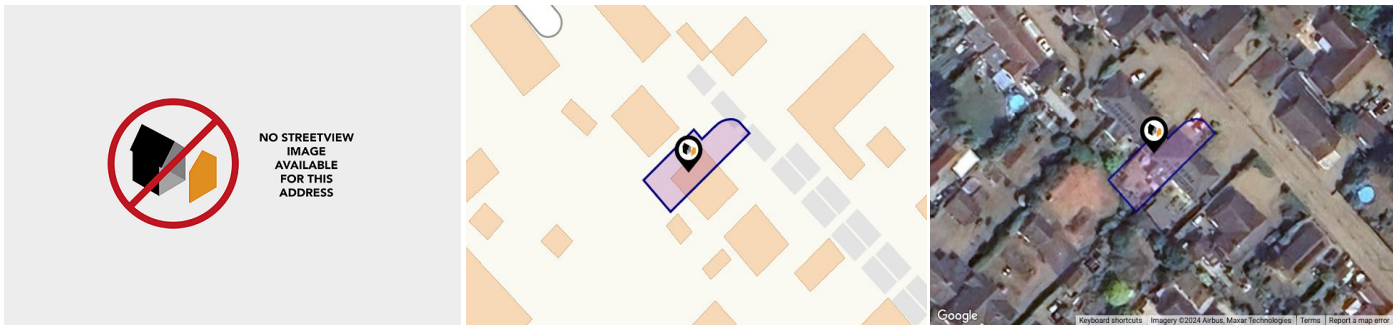
Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

liam@whittleyparish.com

www.whittleyparish.com





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	592 ft <sup>2</sup> / 55 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,756		
<b>Title Number:</b>	NK470808		

## Local Area

<b>Local Authority:</b>	Norfolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>13</b> mb/s	<b>75</b> mb/s	<b>1000</b> mb/s

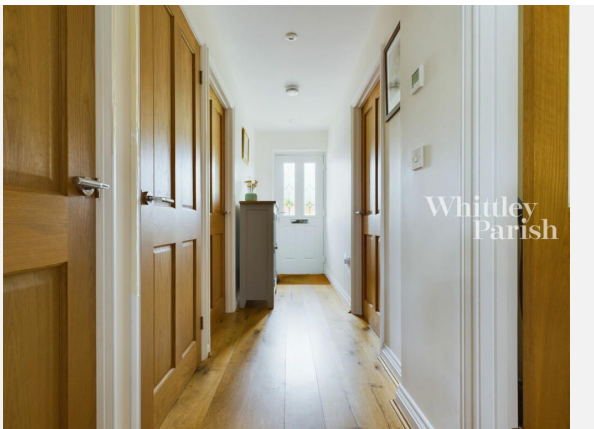
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:













**LODDON ROAD, DITCHINGHAM, BUNGAY, NR35**





Loddon Road, Ditchingham, NR35

Energy rating

**A**

Valid until 20.07.2026

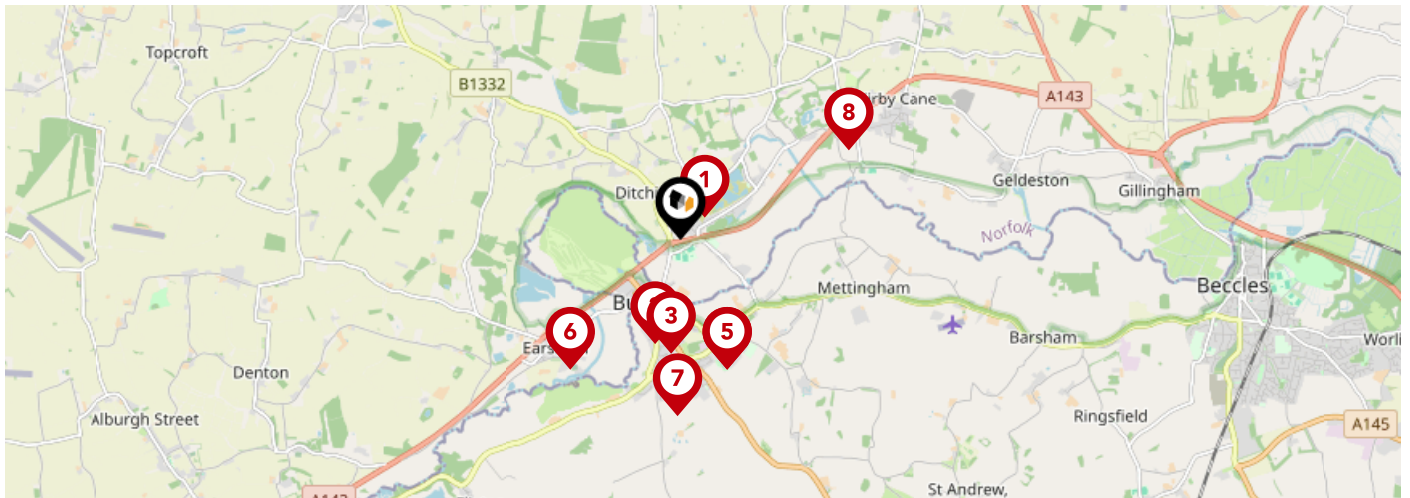
Score	Energy rating	Current	Potential
92+	<b>A</b>	93   A	96   A
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Oil - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.15 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and underfloor heating, oil
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.15 W/m <sup>2</sup> K
<b>Total Floor Area:</b>	55 m <sup>2</sup>

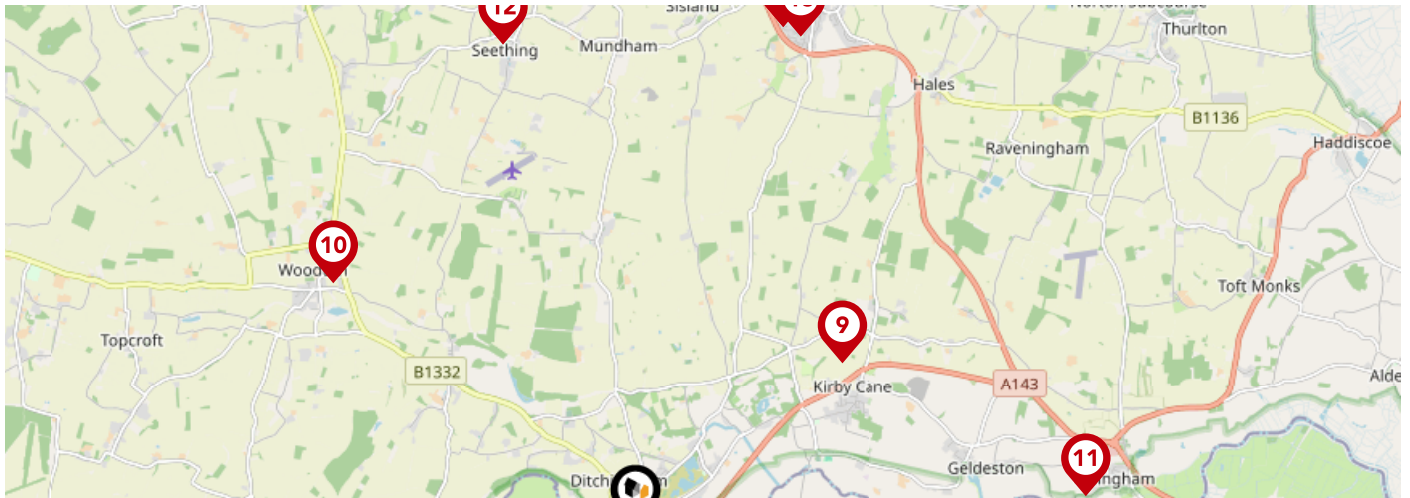




	Nursery	Primary	Secondary	College	Private
<b>Ditchingham Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 66   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Edmund's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 82   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bungay Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Horizon School</b> Ofsted Rating: Requires improvement   Pupils: 6   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Castle EAST School</b> Ofsted Rating: Outstanding   Pupils: 78   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Earsham Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 87   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bungay High School</b> Ofsted Rating: Good   Pupils: 985   Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ellingham VC Primary School</b> Ofsted Rating: Good   Pupils: 99   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



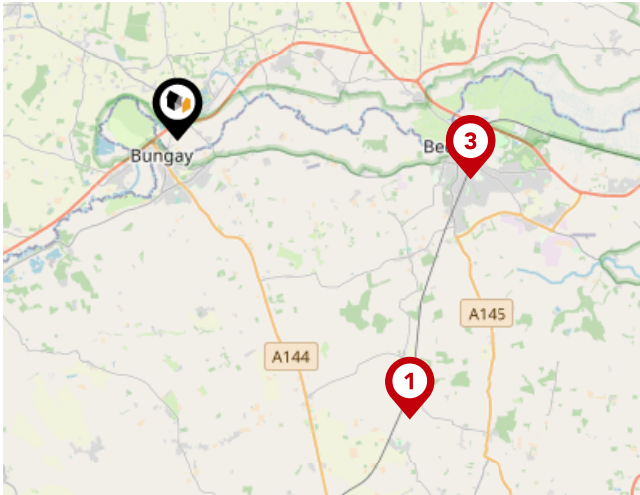
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Turnstone House School</b> Ofsted Rating: Good   Pupils: 8   Distance:2.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Woodton Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:3.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Gillingham St Michael's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 59   Distance:4.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Seething and Mundham Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:4.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Hobart High School</b> Ofsted Rating: Good   Pupils: 674   Distance:4.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Loddon Junior School</b> Ofsted Rating: Good   Pupils: 206   Distance:4.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Loddon Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 152   Distance:4.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Ringsfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:4.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

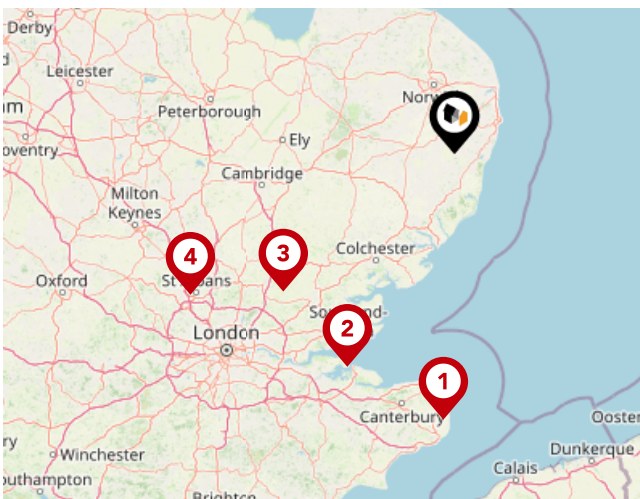
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Brampton (Suffolk) Rail Station	6.57 miles
2	Beccles Rail Station	5.33 miles
3	Entrance	5.34 miles

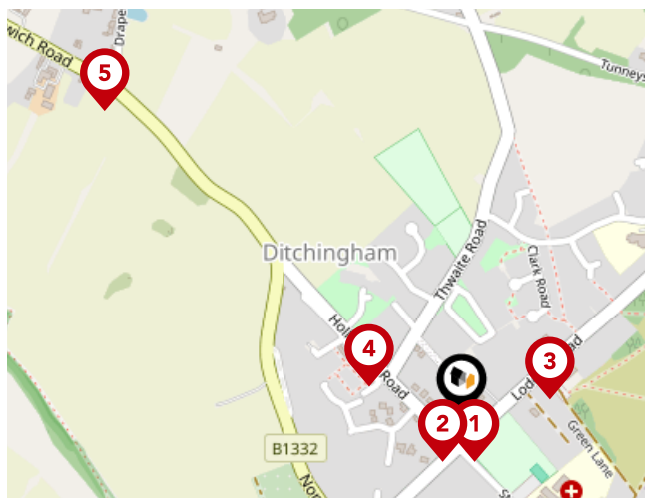


### Airports/Helipads

Pin	Name	Distance
1	Manston	77.65 miles
2	Southend-on-Sea	69.73 miles
3	Stansted Airport	64.15 miles
4	Luton Airport	87.27 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Stores	0.05 miles
2	Wood Close	0.06 miles
3	Village hall	0.1 miles
4	Bus Shelter	0.11 miles
5	Drapers Lane	0.53 miles





### Whittleby Parish | Long Stratton

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At Whittleby 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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# Whittleby Parish | Long Stratton

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