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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th September 2024



18, TRUMPETER RISE, LONG STRATTON, NORWICH, NR15 2DY

Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

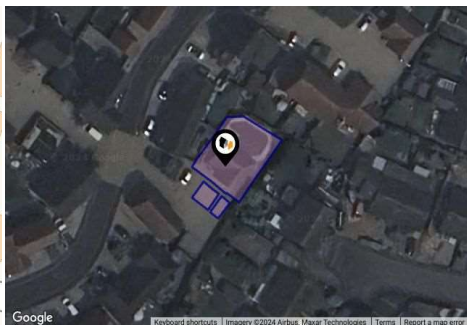
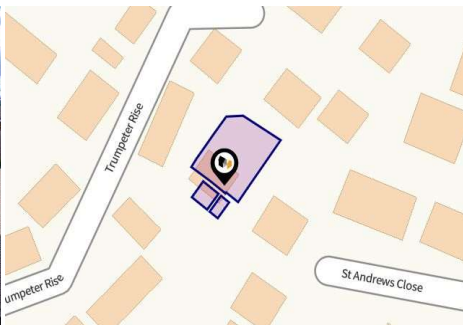
01508 531331

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www.whittleyparish.com



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Property

Type:	Detached	Last Sold Date:	12/09/2018
Bedrooms:	4	Last Sold Price:	£249,000
Floor Area:	667 ft ² / 62 m ²	Last Sold £/ft²:	£373
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	2018		
Council Tax :	Band C		
Annual Estimate:	£2,007		
Title Number:	NK485117		
UPRN:	2630183790		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

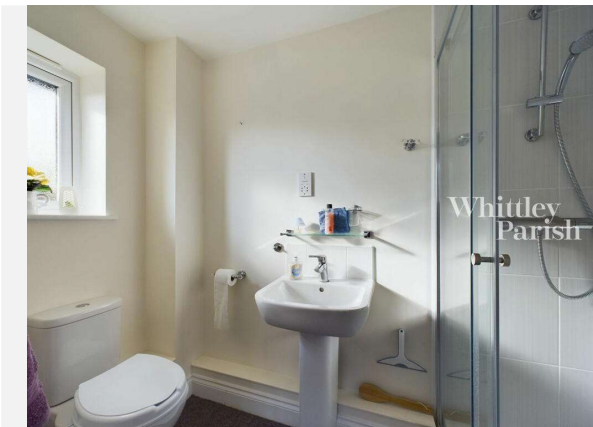
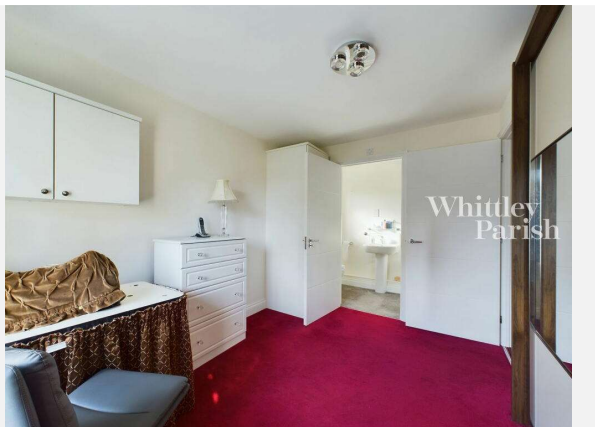
18 mb/s	76 mb/s	- mb/s

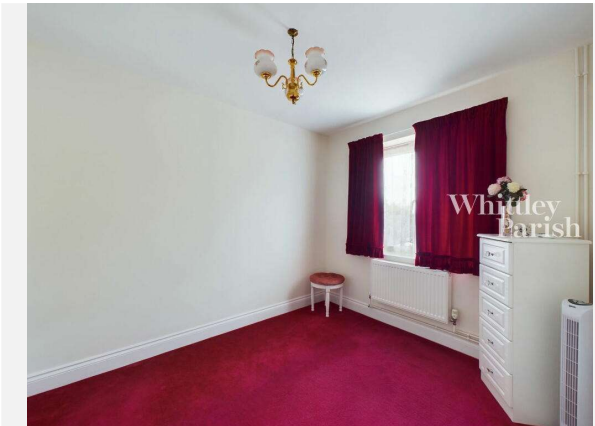
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

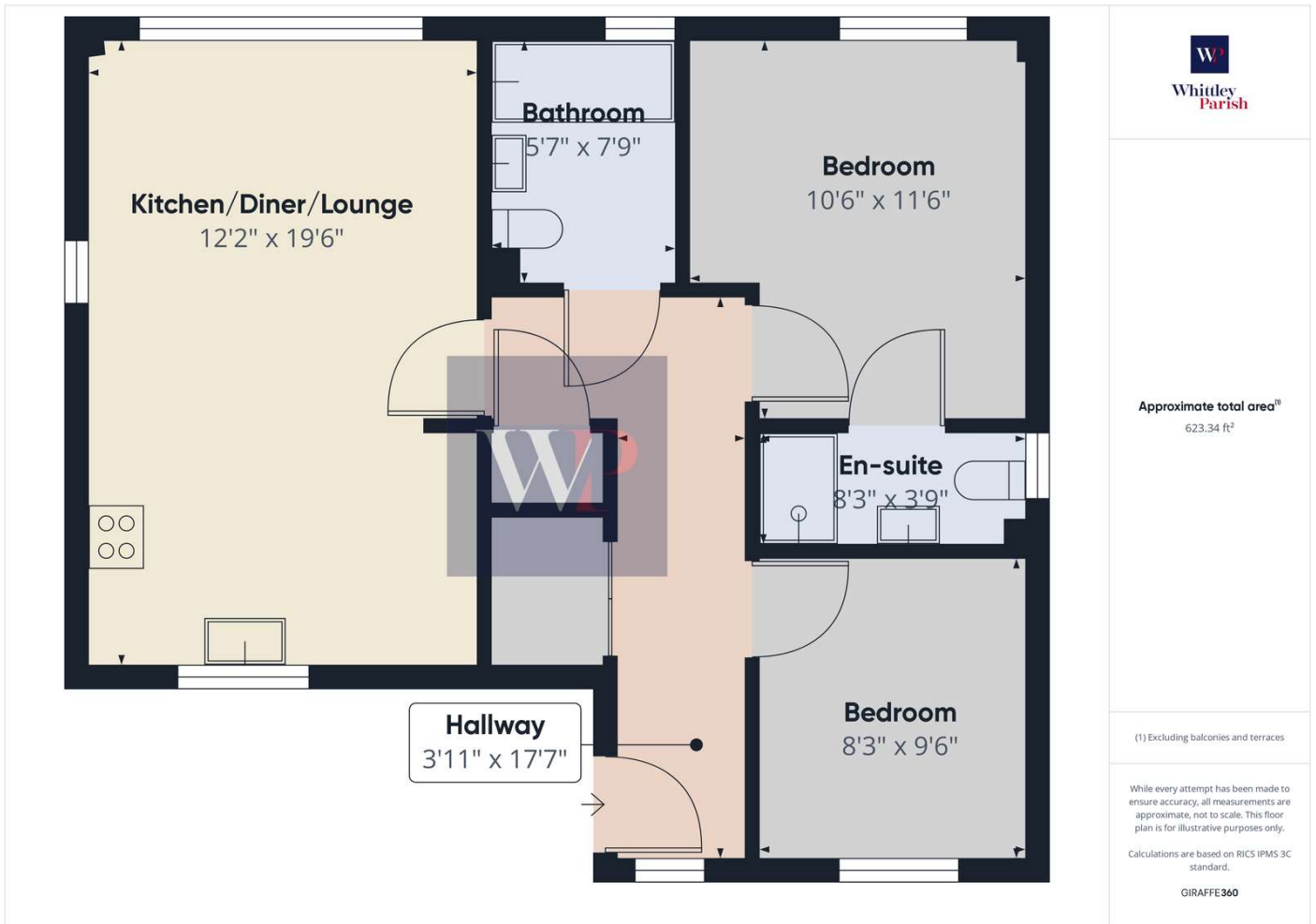








18, TRUMPETER RISE, LONG STRATTON, NORWICH, NR15
2DY





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Energy rating

B

Valid until 30.10.2027

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data









Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Programmer and at least two room thermostats
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m ² ·K
Total Floor Area:	62 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:0.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:0.37</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Preston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 125 Distance:1.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Forngett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:2.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 24 Distance:2.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:2.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Hempnall Primary School Ofsted Rating: Good Pupils: 148 Distance:2.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



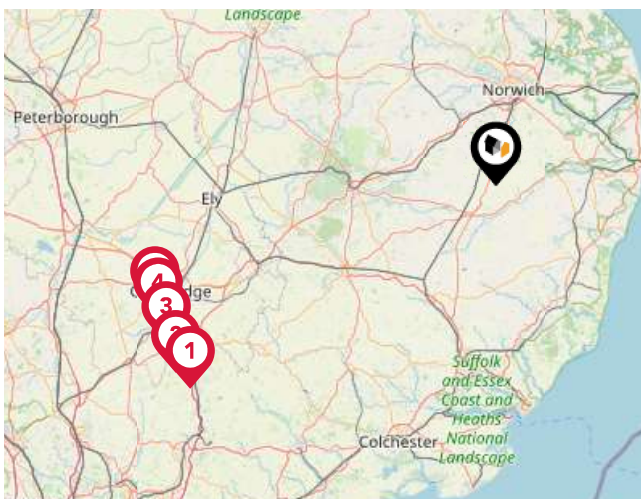
	Nursery	Primary	Secondary	College	Private
 Saxlingham Nethergate CofE VC Primary School Ofsted Rating: Good Pupils: 63 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Newton Flotman Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 102 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tacolneston Church of England Primary Academy Ofsted Rating: Good Pupils: 90 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mulbarton Primary School Ofsted Rating: Good Pupils: 409 Distance:4.7	<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	Wymondham Abbey (Mid Norfolk Railway)	7.68 miles
2	Diss Rail Station	9.38 miles
3	Attleborough Rail Station	9.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	53.27 miles
2	M11 J10	53.71 miles
3	M11 J11	52.97 miles
4	M11 J13	52.5 miles
5	M11 J14	52.36 miles

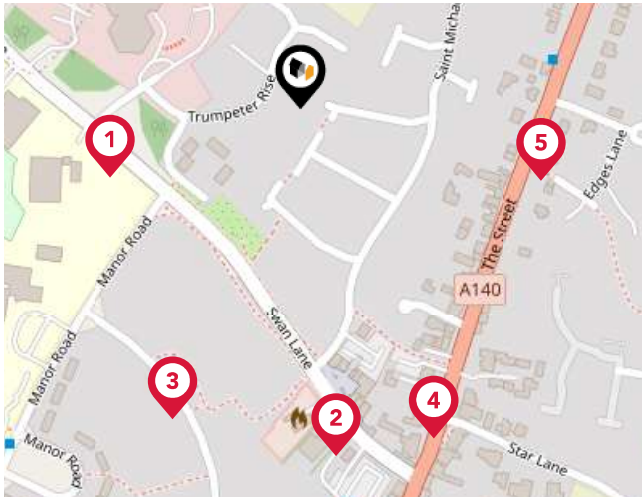


Airports/HELIPADS

Pin	Name	Distance
1	Southend-on-Sea	67.67 miles
2	Stansted Airport	58.55 miles
3	Manston	79.35 miles
4	Luton Airport	80.29 miles

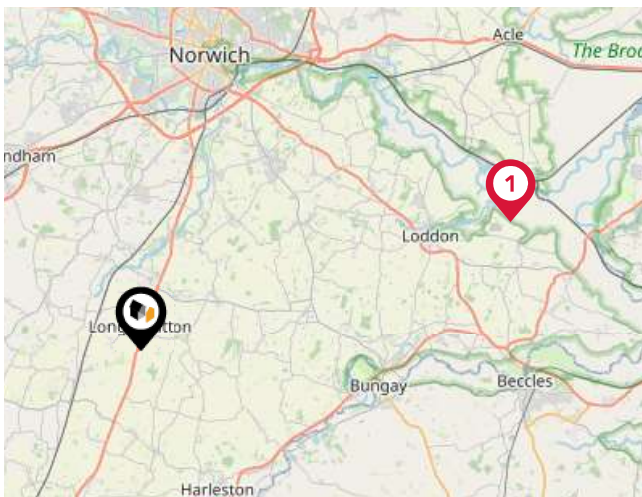
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Council Offices	0.11 miles
2	Car Park	0.2 miles
3	Francis Road	0.19 miles
4	The Plain	0.2 miles
5	Hill Farm Road	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	14.12 miles



Whittley Parish | Long Stratton

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 Whitley 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 | Long Stratton

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