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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22<sup>nd</sup> October 2024



**STATION ROAD, GREAT MOULTON, NORWICH, NR15**

## Whittley Parish | Long Stratton

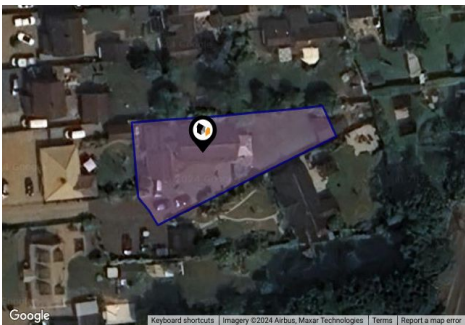
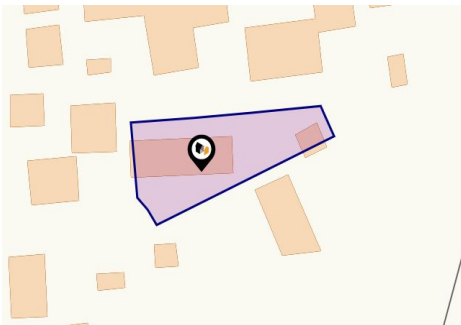
Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

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www.whittleyparish.com





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,442 ft <sup>2</sup> / 134 m <sup>2</sup>		
<b>Plot Area:</b>	0.2 acres		
<b>Year Built :</b>	1996-2002		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,258		
<b>Title Number:</b>	NK213036		

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>900</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Station Road, Great Moulton, Norwich, NR15*

Reference - 1997/0664
<b>Decision:</b> Decided
<b>Date:</b> 07th May 1997
<b>Description:</b> Erection of dwelling

Reference - 2000/0896
<b>Decision:</b> Decided
<b>Date:</b> 06th July 2000
<b>Description:</b> Extension to dwelling



# Gallery Photos



# Gallery Photos





**STATION ROAD, GREAT MOULTON, NORWICH, NR15**







Station Road, Great Moulton, NR15

Energy rating

**D**

Valid until 14.06.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

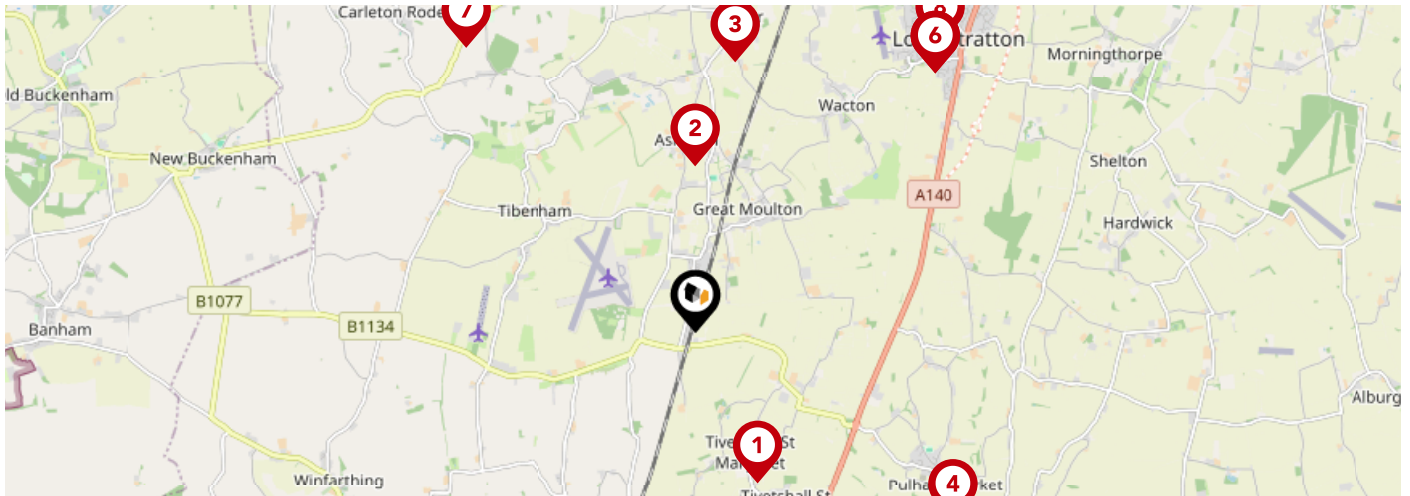


### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 78% of fixed outlets
<b>Floors:</b>	Suspended, limited insulation (assumed)
<b>Total Floor Area:</b>	134 m <sup>2</sup>

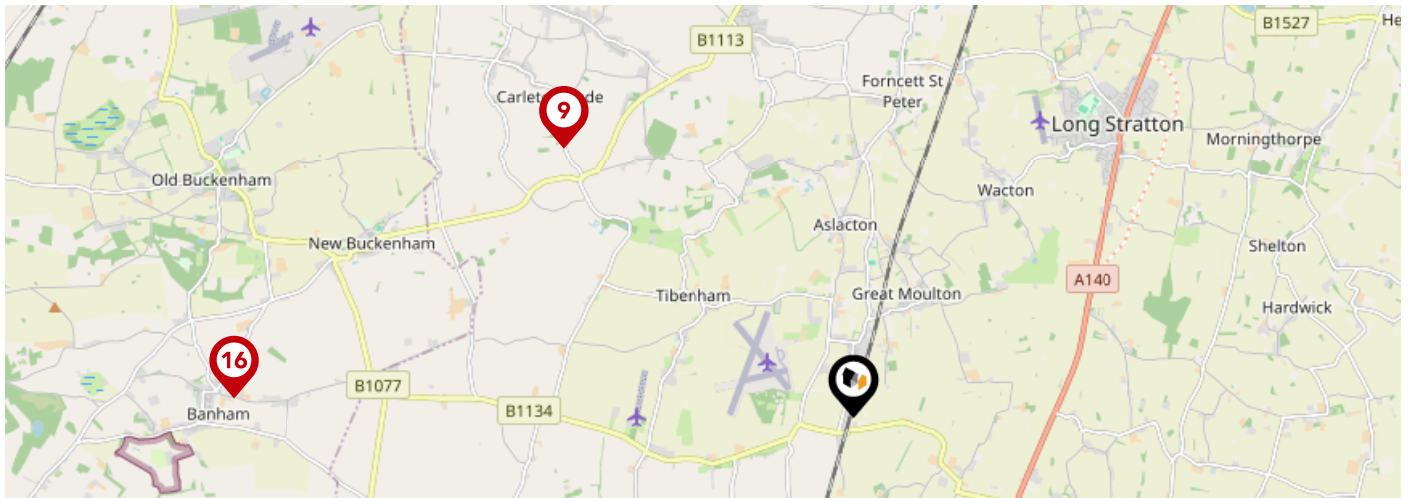


# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Tivetshall Community Primary School</b> Ofsted Rating: Good   Pupils: 28   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Aslacton Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Fornsett St Peter Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Pulham Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 122   Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Manor Field Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 131   Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Long Stratton High School</b> Ofsted Rating: Good   Pupils: 694   Distance:3.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Bunwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 91   Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>St Mary's Church of England Junior Academy</b> Ofsted Rating: Requires improvement   Pupils: 176   Distance:3.42	<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> Carleton Rode Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Requires improvement   Pupils: 57   Distance:3.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> Burston Community Primary School</p> <p>Ofsted Rating: Good   Pupils: 36   Distance:3.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> All Saints Church of England Voluntary Aided Primary School, Winfarthing</p> <p>Ofsted Rating: Good   Pupils: 27   Distance:3.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> Dickleburgh Church of England Primary Academy (With Pre-School)</p> <p>Ofsted Rating: Outstanding   Pupils: 187   Distance:4.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> Tacolneston Church of England Primary Academy</p> <p>Ofsted Rating: Good   Pupils: 90   Distance:4.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> Hapton Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Requires improvement   Pupils: 24   Distance:4.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> Preston Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good   Pupils: 125   Distance:5.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> Acorn Park School</p> <p>Ofsted Rating: Good   Pupils: 128   Distance:5.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

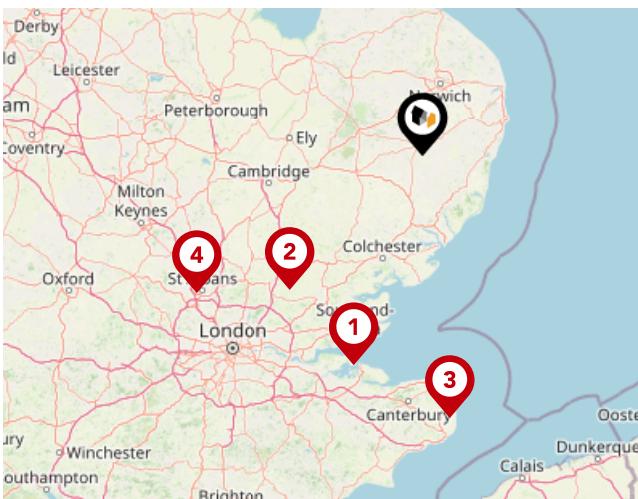
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.96 miles
2	Wymondham Abbey (Mid Norfolk Railway)	8.62 miles
3	Attleborough Rail Station	7.76 miles

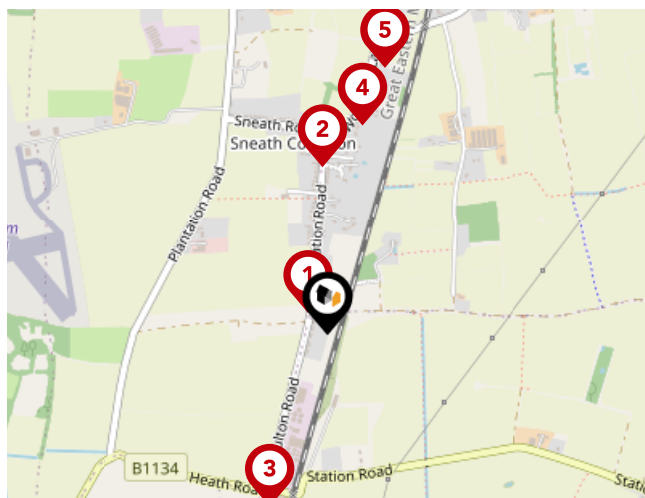


### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	64.4 miles
2	Stansted Airport	55 miles
3	Manston	76.93 miles
4	Luton Airport	76.89 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Black Mill Lane	0.06 miles
2	Sneath Road	0.38 miles
3	Moulton Road	0.41 miles
4	Downsland Park	0.48 miles
5	Wacton Turn	0.62 miles



### Whittley Parish | Long Stratton

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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 | Long Stratton

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