

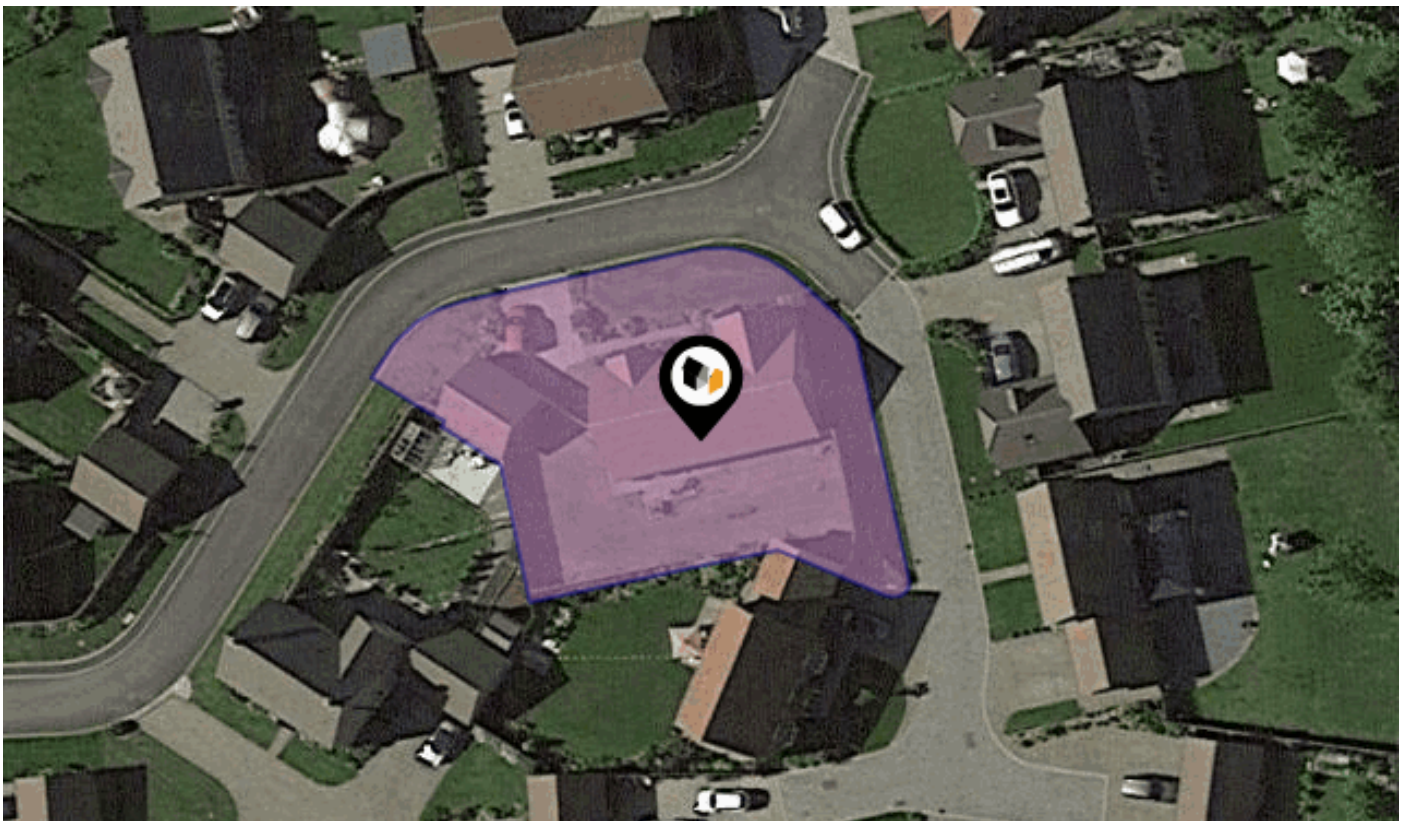


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 02nd November 2024



HUNTS MEAD, FORNCETT ST. PETER, NORWICH, NR16

Whittley Parish | Long Stratton

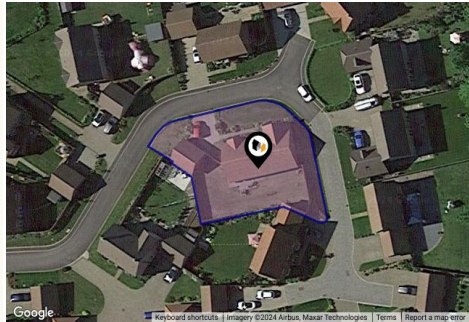
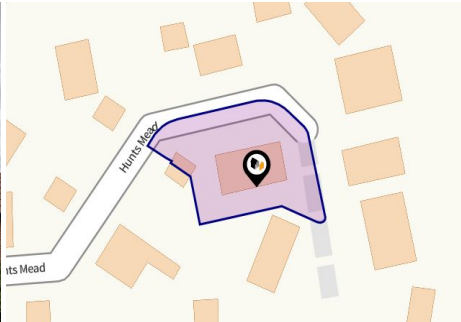
Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

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www.whittleyparish.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,463 ft ² / 136 m ²		
Plot Area:	0.22 acres		
Year Built :	2018		
Council Tax :	Band E		
Annual Estimate:	£2,759		
Title Number:	NK477630		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









HUNTS MEAD, FORNCETT ST. PETER, NORWICH, NR16





Hunts Mead, Forncett St. Peter, NR16

Energy rating

C

Valid until 04.12.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

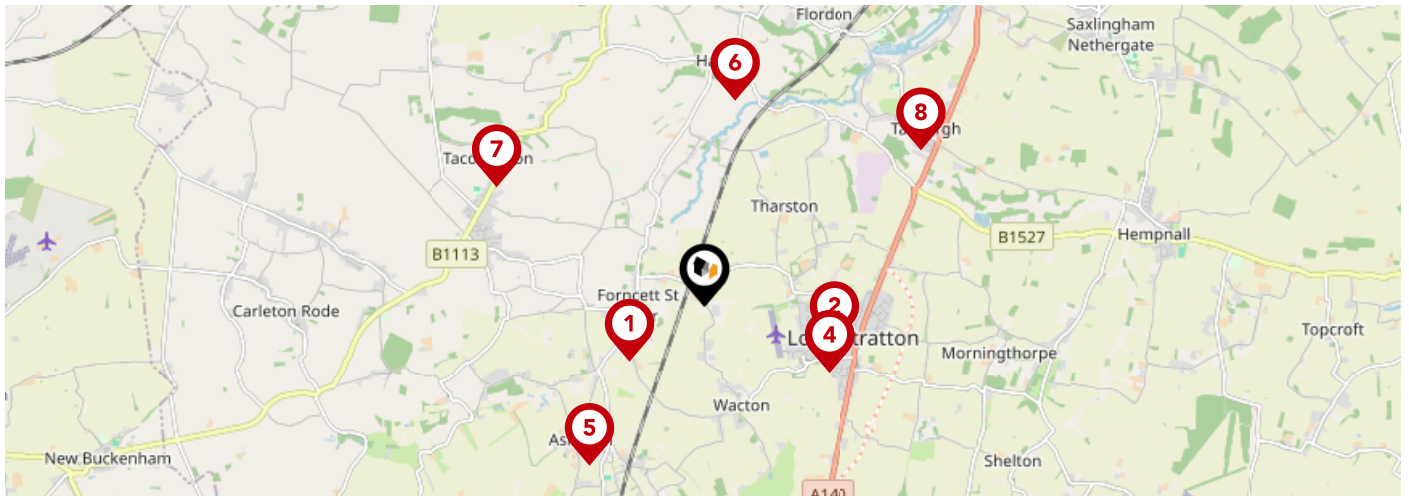
Property

EPC - Additional Data

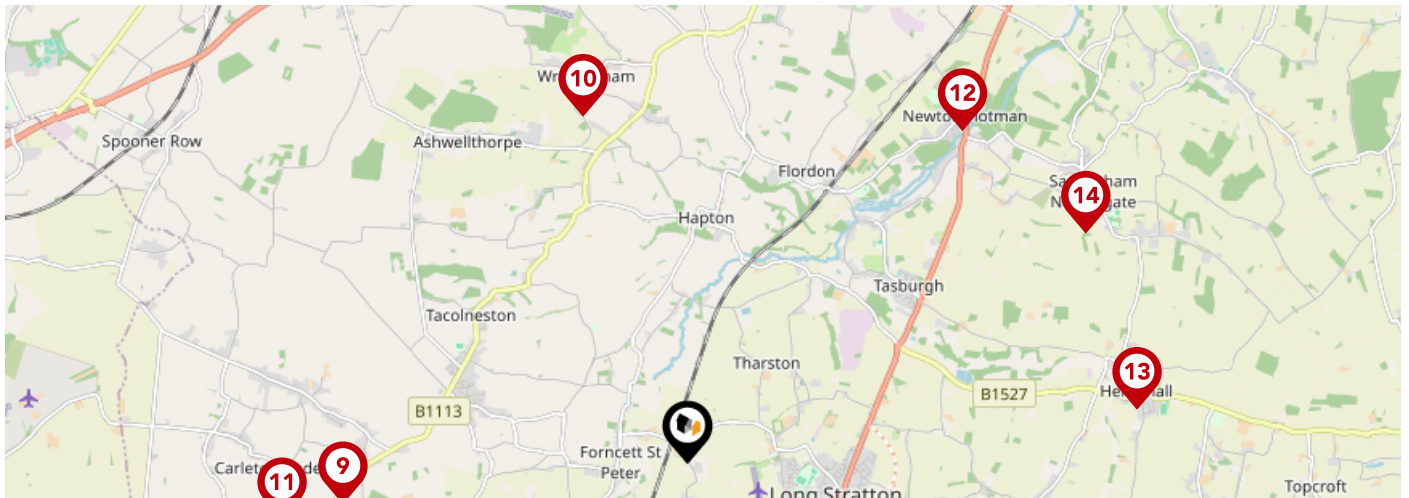










Additional EPC Data

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 0.23 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m ² ·K
Total Floor Area:	136 m ²



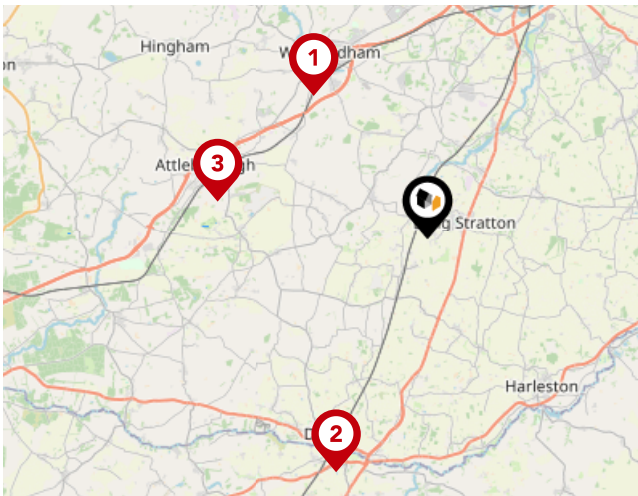
	Nursery	Primary	Secondary	College	Private
<p>1 Forncett St Peter Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 93 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Mary's Church of England Junior Academy</p> <p>Ofsted Rating: Requires improvement Pupils: 176 Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Manor Field Infant and Nursery School</p> <p>Ofsted Rating: Good Pupils: 131 Distance:1.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Long Stratton High School</p> <p>Ofsted Rating: Good Pupils: 694 Distance:1.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Aslacton Primary School</p> <p>Ofsted Rating: Good Pupils: 75 Distance:1.77</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</p> <p>Ofsted Rating: Requires improvement Pupils: 24 Distance:1.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Tacolneston Church of England Primary Academy</p> <p>Ofsted Rating: Good Pupils: 90 Distance:2.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Preston Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 125 Distance:2.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:3.13	<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:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:3.69	<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:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hempnall Primary School Ofsted Rating: Good Pupils: 148 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Saxlingham Nethergate CofE VC Primary School Ofsted Rating: Good Pupils: 63 Distance:4.17	<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:4.32	<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:4.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

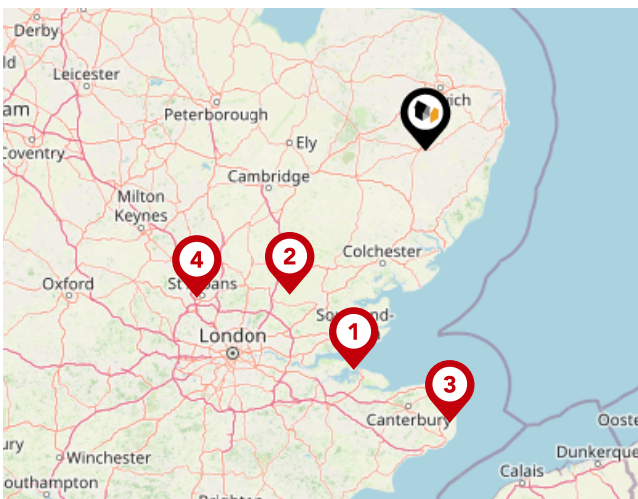
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	6.56 miles
2	Diss Rail Station	9.07 miles
3	Attleborough Rail Station	7.65 miles

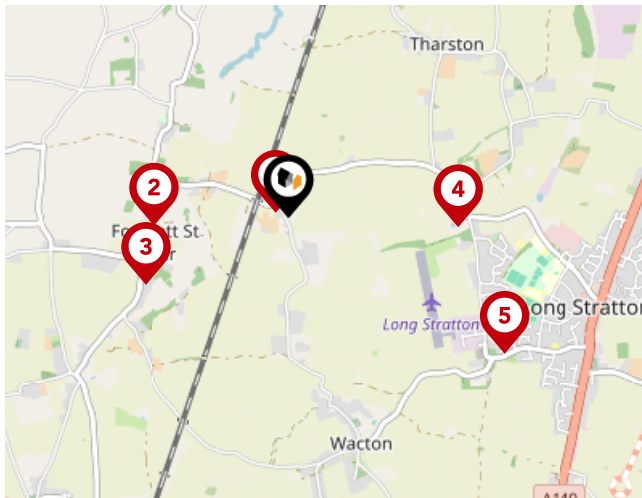


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	67.51 miles
2	Stansted Airport	57.82 miles
3	Manston	79.74 miles
4	Luton Airport	79.3 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	old rail station	0.06 miles
2	Hapton Turn	0.61 miles
3	church	0.72 miles
4	Fornett Road	0.77 miles
5	Poter Road	1.16 miles



Whittleby Parish | Long Stratton

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.



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Whittleby Parish | Long Stratton

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