

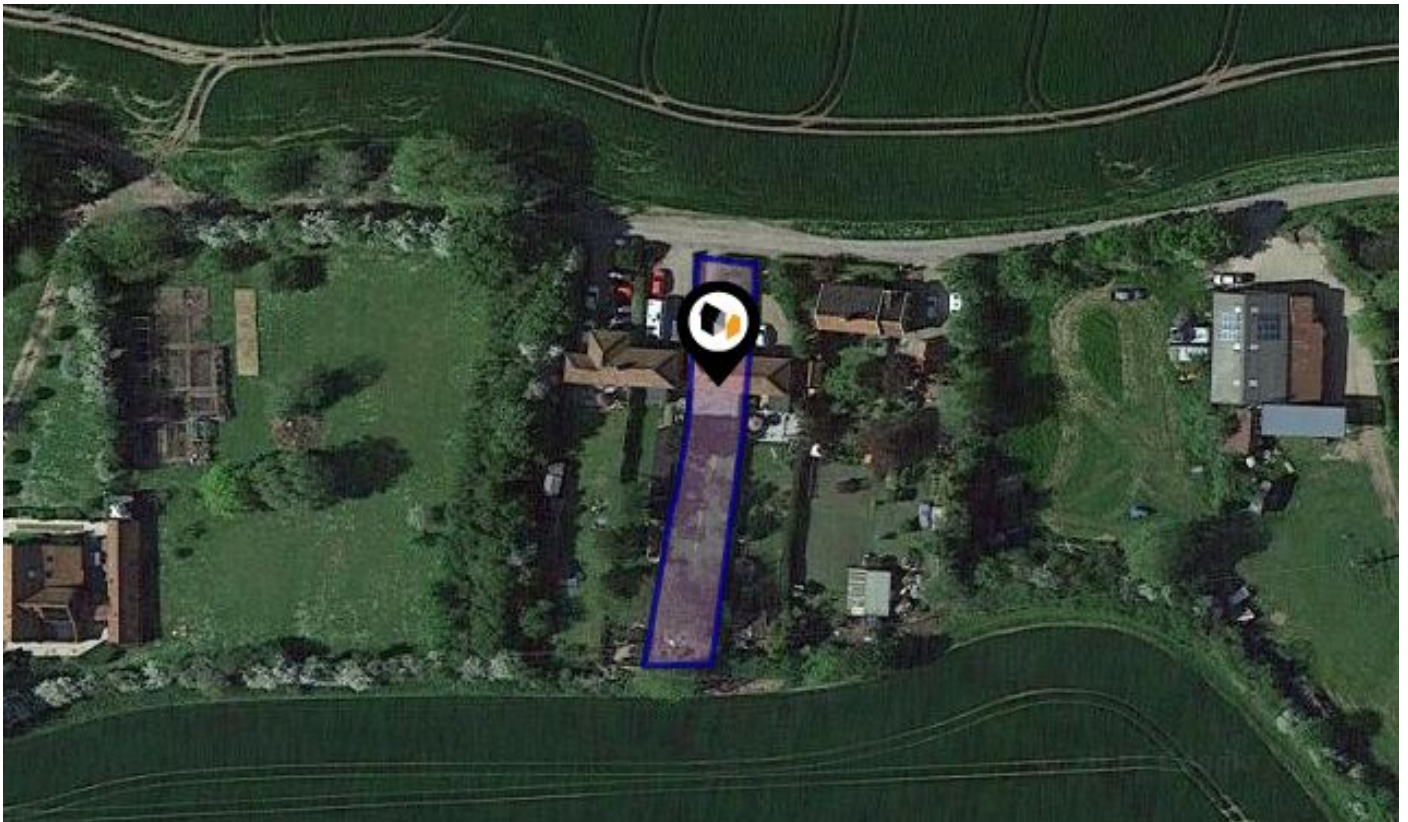


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11<sup>th</sup> December 2024



## SKINNERS LANE, STARSTON, HARLESTON, IP20

### Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

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admin@whittleyparish.com

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





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,259 ft <sup>2</sup> / 117 m <sup>2</sup>		
<b>Plot Area:</b>	0.17 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,505		
<b>Title Number:</b>	NK127962		

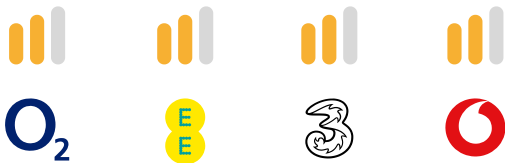
## Local Area

<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>18</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Gallery Photos







Starston, HARLESTON, IP20

Energy rating

**D**

Valid until 13.11.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74   C
55-68	<b>D</b>	55   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



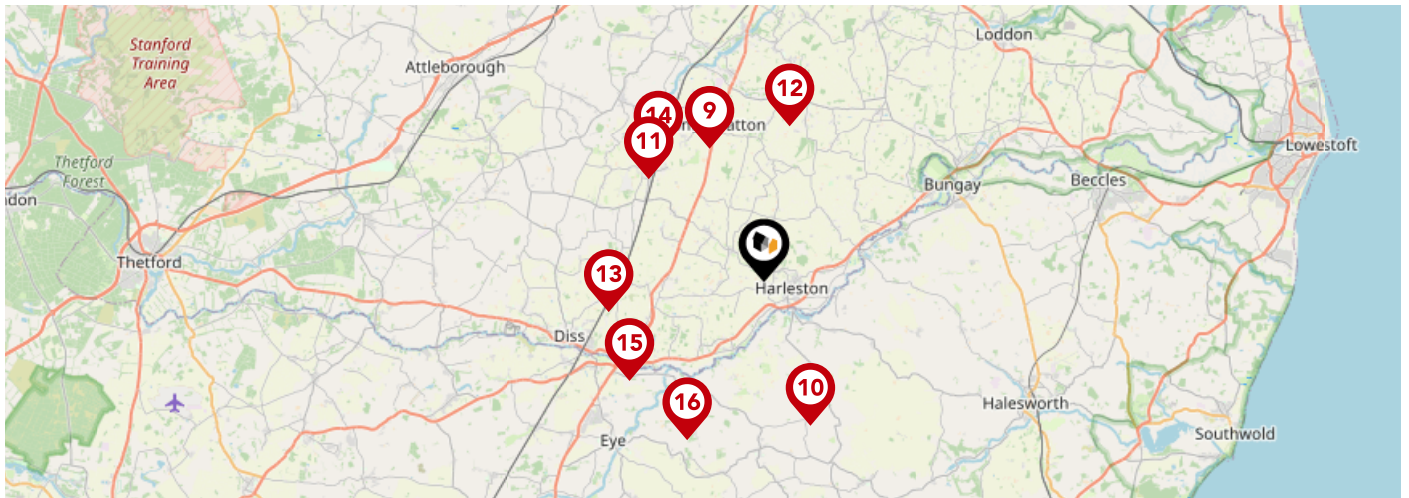
### Additional EPC Data









<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	117 m <sup>2</sup>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>The Harleston Sancroft Academy (a 3-16 Church of England School)</b> Ofsted Rating: Not Rated   Pupils: 874   Distance:1.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Pulham Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 122   Distance:1.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Alburgh With Denton Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 100   Distance:2.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Mendham Primary School</b> Ofsted Rating: Good   Pupils: 63   Distance:3.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Tivetshall Community Primary School</b> Ofsted Rating: Good   Pupils: 28   Distance:3.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Dickleburgh Church of England Primary Academy (With Pre-School)</b> Ofsted Rating: Outstanding   Pupils: 187   Distance:4.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Manor Field Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 131   Distance:4.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Long Stratton High School</b> Ofsted Rating: Good   Pupils: 694   Distance:4.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

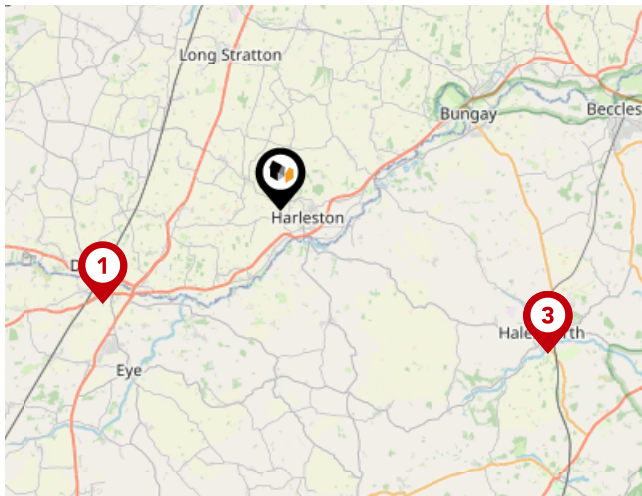


	Nursery	Primary	Secondary	College	Private
 <b>St Mary's Church of England Junior Academy</b> Ofsted Rating: Requires improvement   Pupils: 176   Distance:5.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Fressingfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:5.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Aslacton Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:5.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hempnall Primary School</b> Ofsted Rating: Good   Pupils: 148   Distance:5.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Burston Community Primary School</b> Ofsted Rating: Good   Pupils: 36   Distance:5.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Fornsett St Peter Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:5.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Scole Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 51   Distance:6.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Edmund's Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:6.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



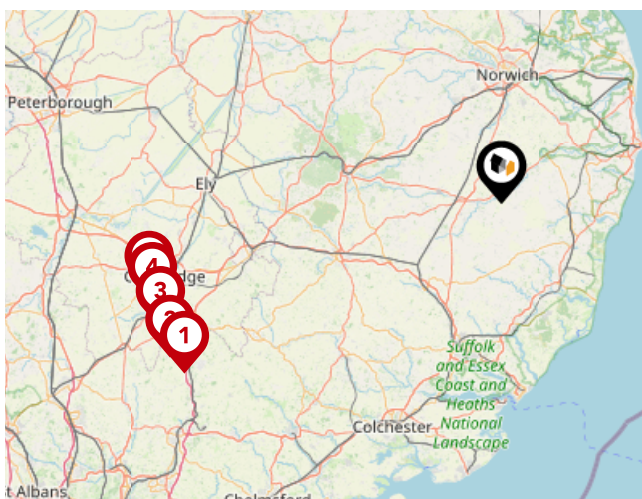
# Area

## Transport (National)



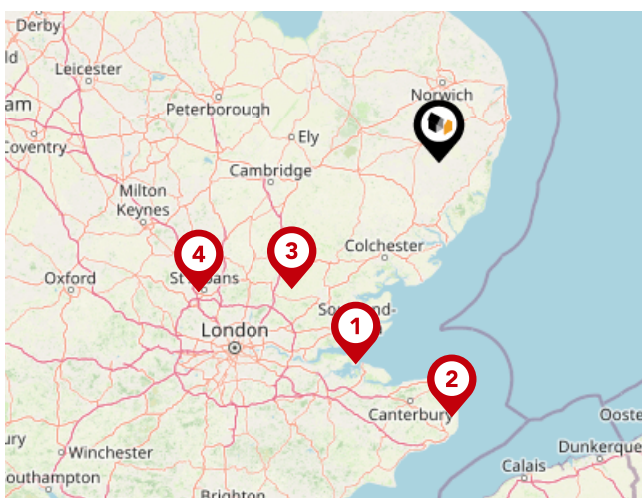
### National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	7.25 miles
2	Entrance1	11.01 miles
3	Halesworth Rail Station	11.01 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	52.36 miles
2	M11 J10	53.1 miles
3	M11 J11	52.8 miles
4	M11 J13	52.69 miles
5	M11 J14	52.7 miles

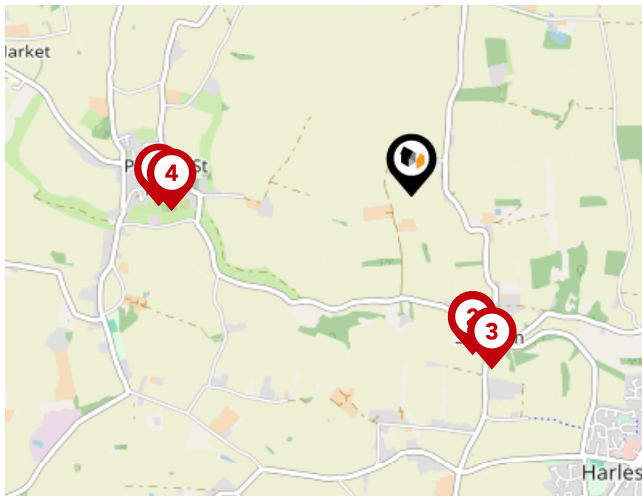


### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	63.83 miles
2	Manston	74.44 miles
3	Stansted Airport	56.62 miles
4	Luton Airport	79.49 miles

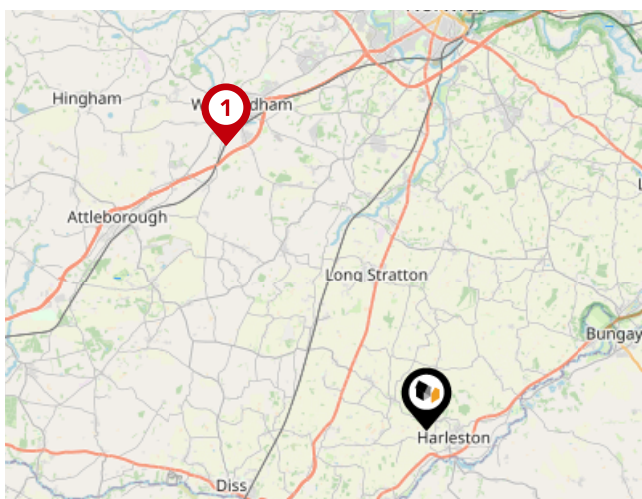
# Area

## Transport (Local)



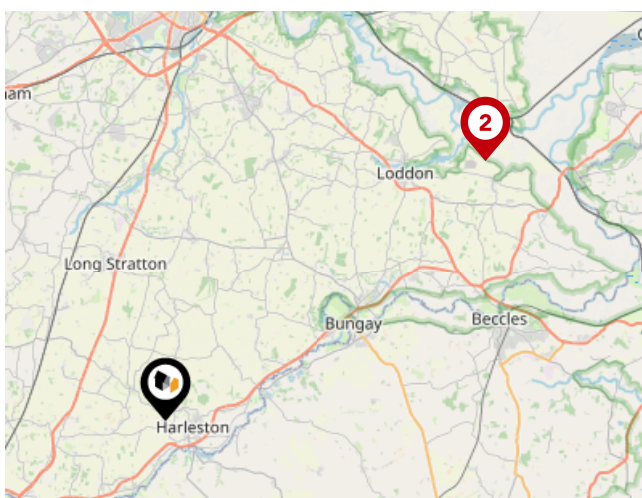
### Bus Stops/Stations

Pin	Name	Distance
1	The Old School	0.76 miles
2	The Old School	0.77 miles
3	Rectory	0.86 miles
4	Station Road	1.09 miles
5	Station Road	1.14 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	12.56 miles



### Ferry Terminals

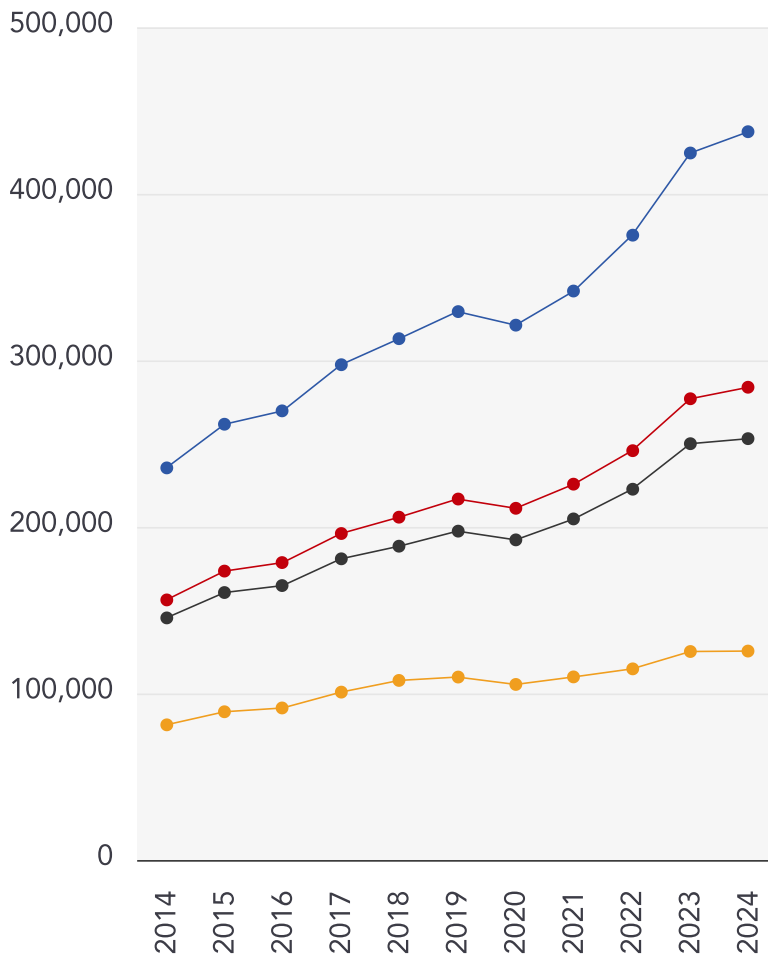
Pin	Name	Distance
1	Reedham Ferry North	14.92 miles
2	Reedham Ferry South	14.9 miles

# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in IP20



Detached

**+85.73%**

Semi-Detached

**+81.75%**

Terraced

**+74.03%**

Flat

**+54.55%**



### Whittley Parish | Diss

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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 | Diss

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Valuation Office  
Agency

