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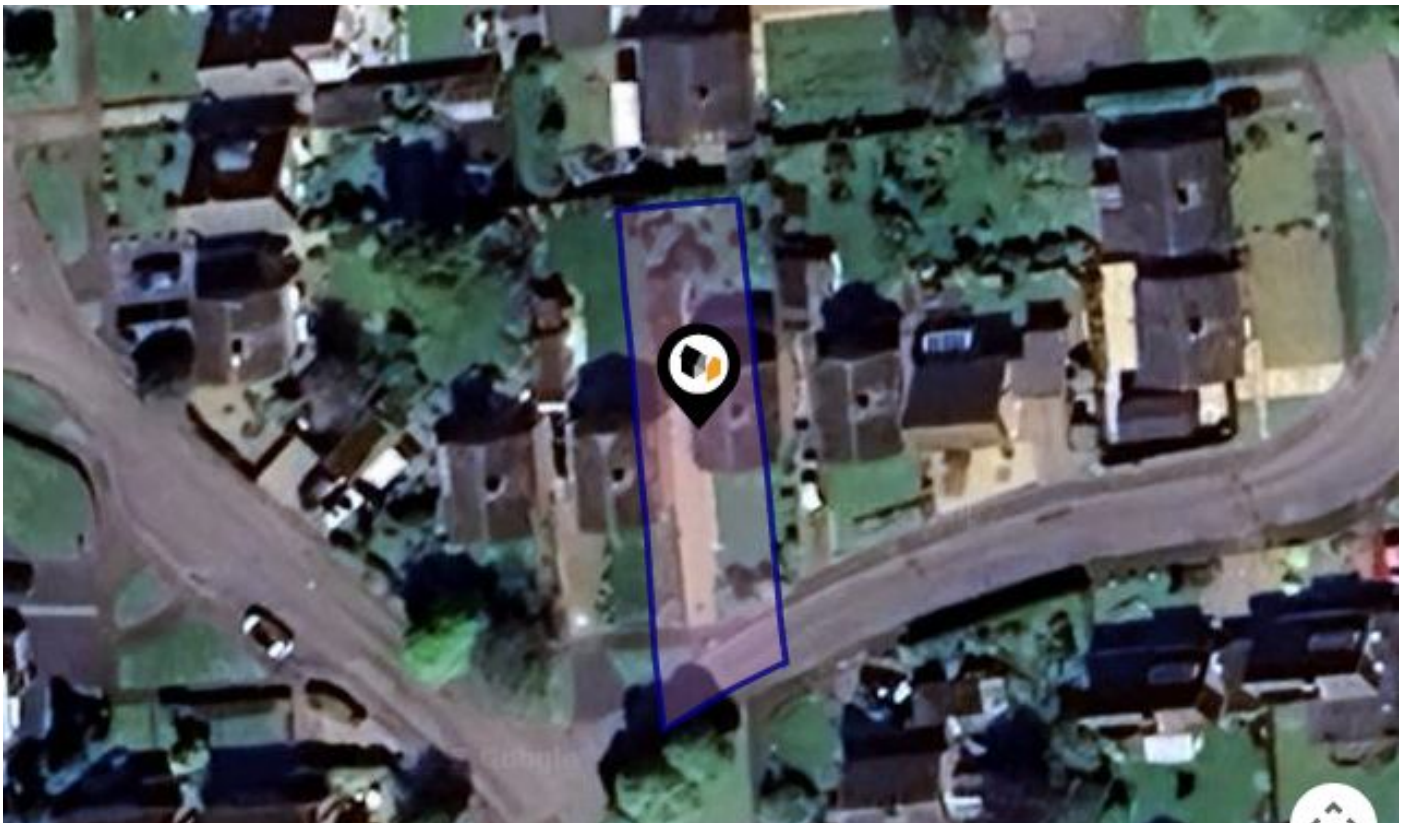
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th February 2025



HIGHFIELD, EYE, IP23

Whittley Parish | Diss

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https://www.whittleyparish.com/

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The Property Ombudsman

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Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,011 ft^2 / 94 m^2		
Plot Area:	0.11 acres		
Council Tax :	Band C		
Annual Estimate:	£1,877		
Title Number:	SK10170		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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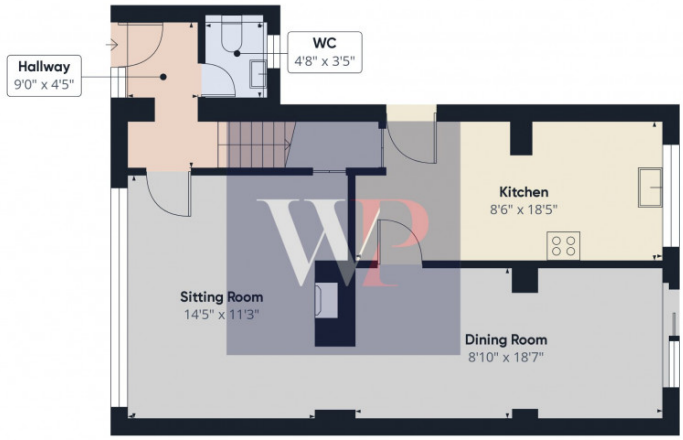
Gallery
Photos

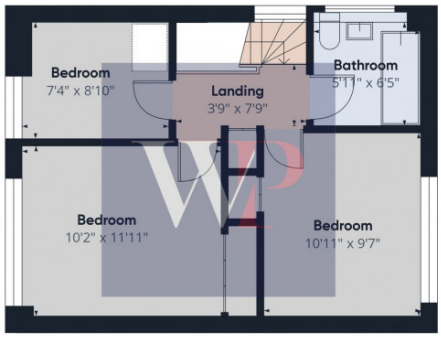
Gallery
Photos

Gallery
Floorplan

HIGHFIELD, EYE, IP23



Floor 0



Floor 1

Whitley Parish

Approximate total area(1)
959.82 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Property
EPC - Certificate

EYE, IP23

Energy rating

E

Valid until 18.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 | C
55-68	D		
39-54	E	52 | E	
21-38	F		
1-20	G		

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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 54% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	94 m^2

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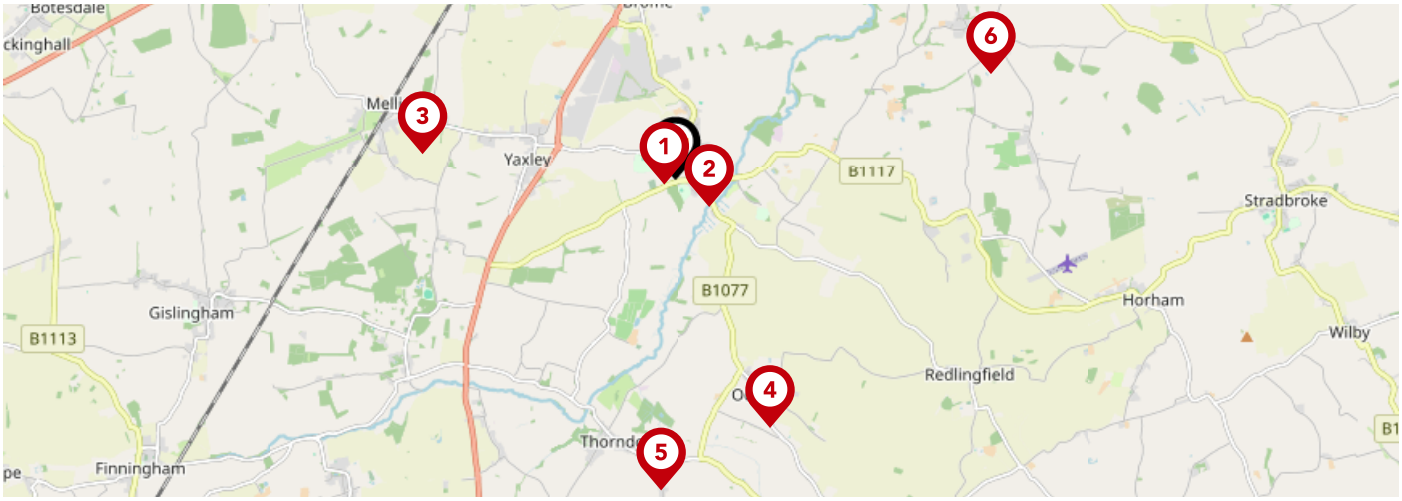
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 **Hartismere School** Ofsted Rating: Outstanding | Pupils: 1063 | Distance:0.11			✓		
2 **St Peter and St Paul Church of England Primary School, Eye** Ofsted Rating: Good | Pupils: 181 | Distance:0.4		✓			
3 **Mellis Church of England Primary School** Ofsted Rating: Good | Pupils: 154 | Distance:2.3		✓			
4 **Occold Primary School** Ofsted Rating: Good | Pupils: 49 | Distance:2.41		✓			
5 **Thorndon Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 54 | Distance:2.82		✓			
6 **St Edmund's Primary School** Ofsted Rating: Good | Pupils: 67 | Distance:3.02		✓			
7 **Palgrave Church of England Primary School** Ofsted Rating: Good | Pupils: 82 | Distance:3.17		✓			
8 **Scole Church of England Primary Academy** Ofsted Rating: Good | Pupils: 51 | Distance:3.19		✓			

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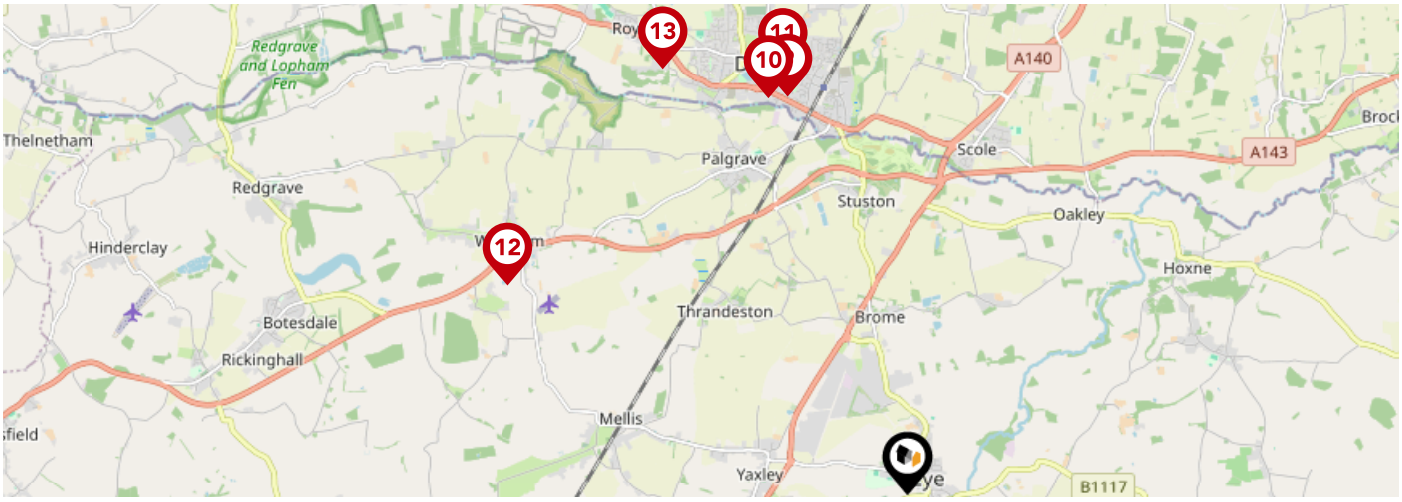
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Diss Infant Academy and Nursery** Ofsted Rating: Requires improvement | Pupils: 116 | Distance:3.78		✓			
10	**Diss Church of England Junior Academy** Ofsted Rating: Good | Pupils: 189 | Distance:3.81		✓			
11	**Diss High School** Ofsted Rating: Good | Pupils: 941 | Distance:4			✓		
12	**Wortham Primary School** Ofsted Rating: Outstanding | Pupils: 102 | Distance:4.1		✓			
13	**Roydon Primary School** Ofsted Rating: Good | Pupils: 261 | Distance:4.45		✓			
14	**Gislingham Church of England Primary School** Ofsted Rating: Good | Pupils: 143 | Distance:4.55		✓			
15	**Wetheringsett Manor School** Ofsted Rating: Good | Pupils: 62 | Distance:4.59			✓		
16	**Wetheringsett Church of England Primary School** Ofsted Rating: Good | Pupils: 41 | Distance:4.78		✓			

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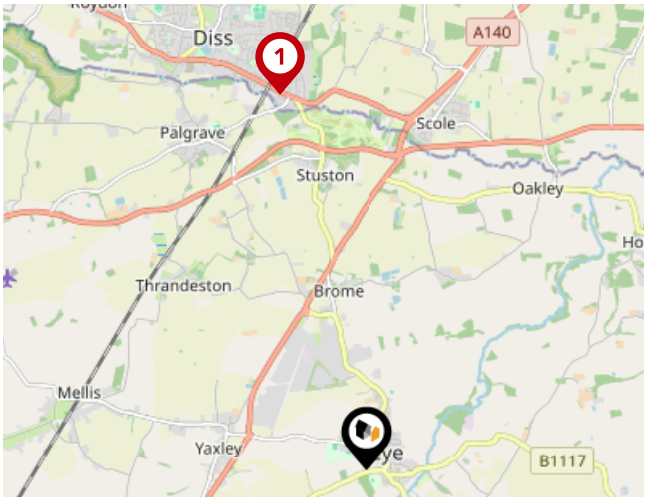
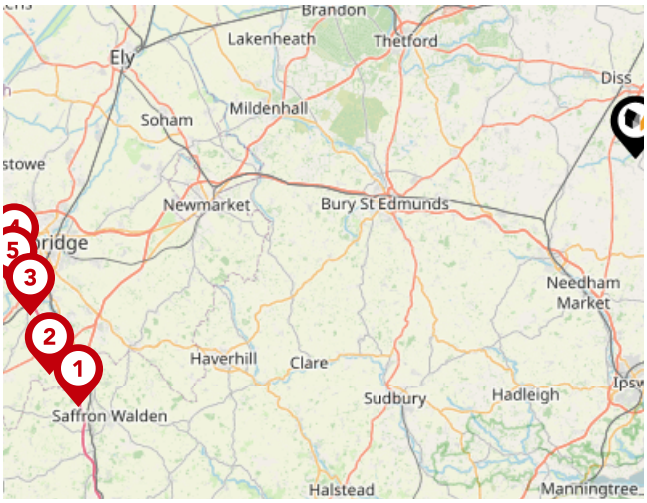
Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	3.48 miles
2	Entrance2	11.06 miles
3	Entrance1	11.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	44.35 miles
2	M11 J10	45.33 miles
3	M11 J11	45.43 miles
4	M11 J13	45.71 miles
5	M11 J12	46.15 miles

Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	55.5 miles
2	Stansted Airport	47.98 miles
3	Manston	68.25 miles
4	Luton Airport	71.45 miles

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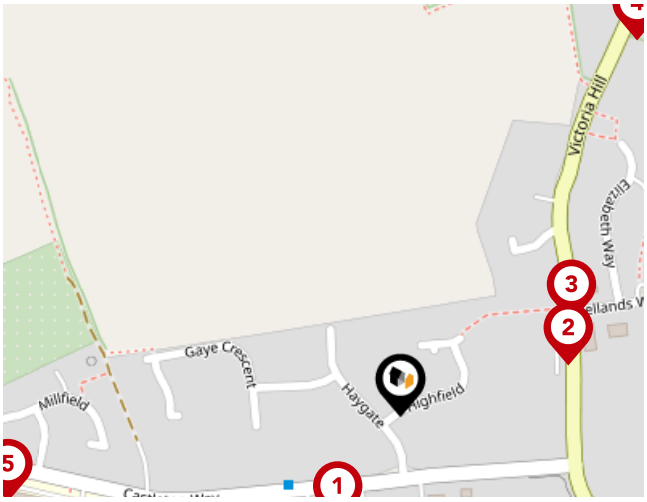
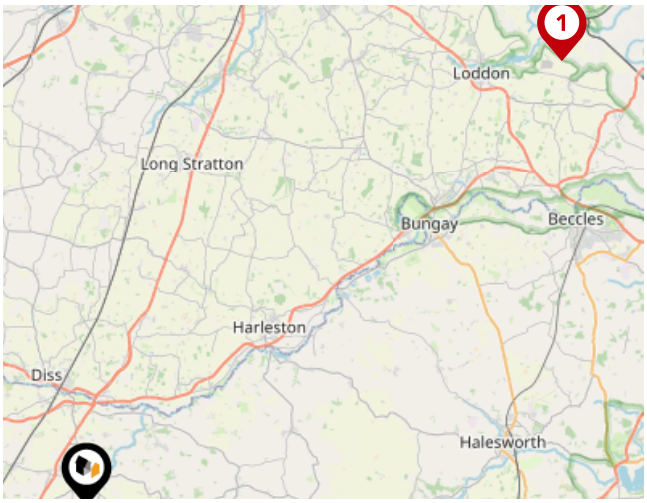
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hartismere Hospital	0.07 miles
2	Bellands Way	0.1 miles
3	Bellands Way	0.11 miles
4	Century Road	0.25 miles
5	High School	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	23.6 miles

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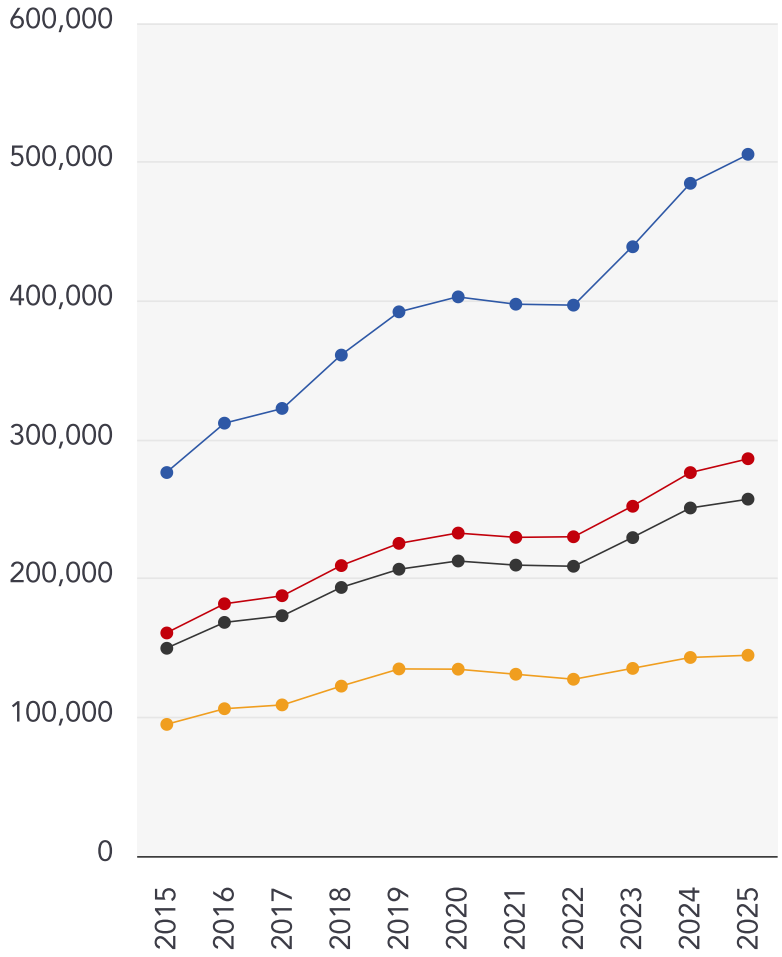
Market
House Price Statistics

10 Year History of Average House Prices by Property Type in IP23



Detached

+82.97%

Semi-Detached

+78.11%

Terraced

+71.77%

Flat

+52.51%

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Whittley Parish | Diss

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.

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Whittley Parish | Diss
Testimonials

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.

/whittleyparishmanagementltd

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Whittley Parish | Diss
Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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