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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th November 2024



MERLEWOOD, DICKLEBURGH, DISS, IP21

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

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



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,227 ft ² / 114 m ²		
Plot Area:	0.08 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£2,007		
Title Number:	NK449444		

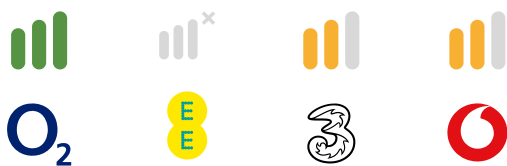
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	47 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Gallery Photos







Merlewood, Dickleburgh, IP21

Energy rating

D

Valid until 27.08.2025

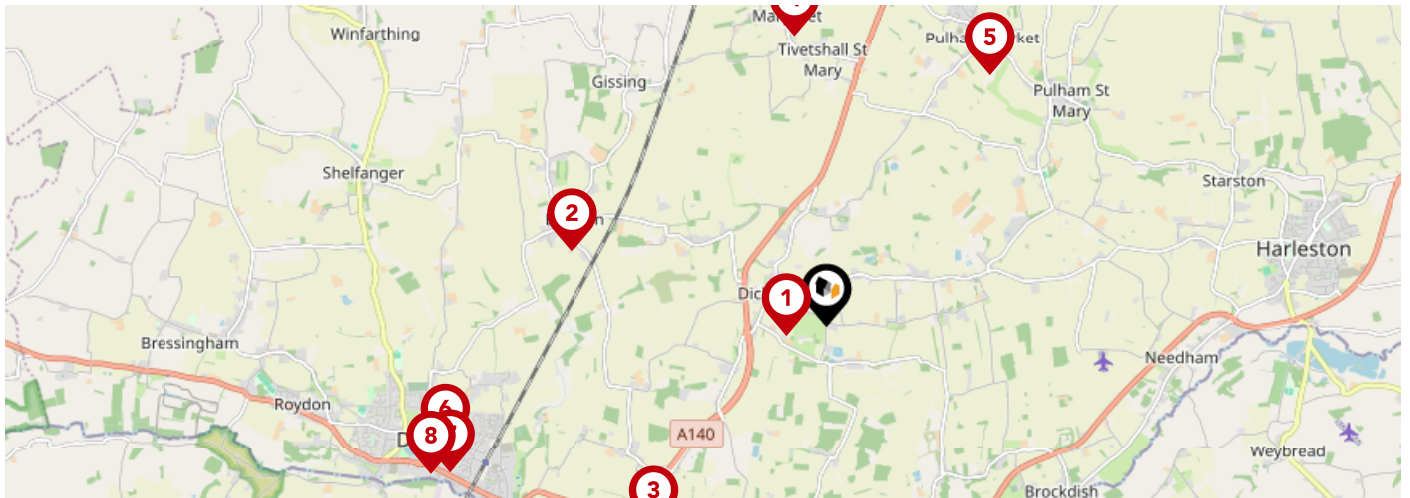
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

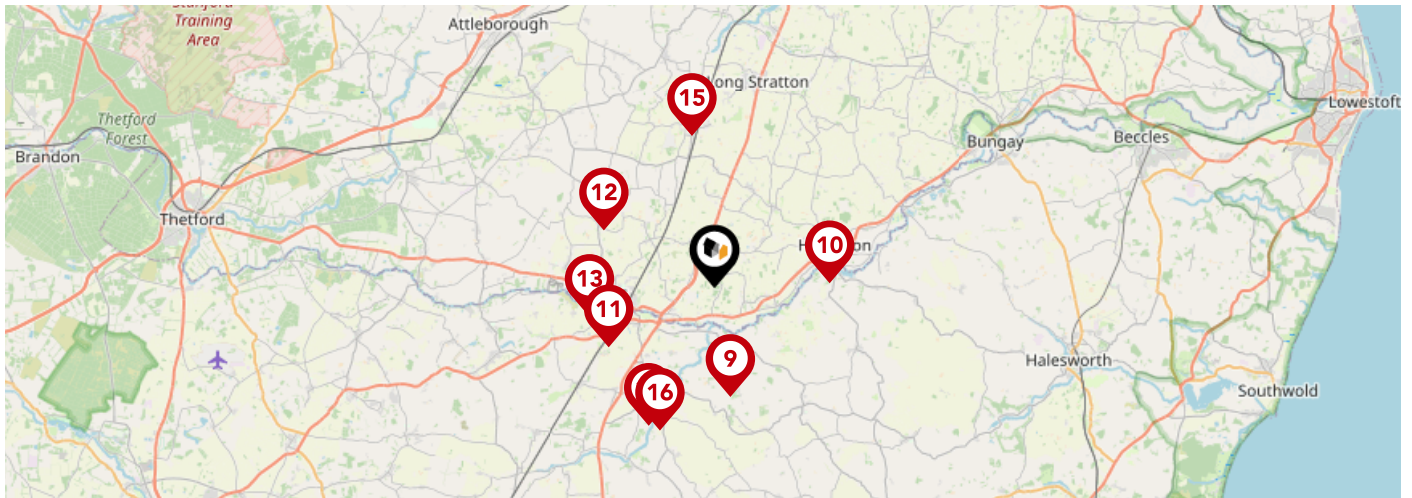
Property Type:	House
Build Form:	Detached
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	114 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Diss High School Ofsted Rating: Good Pupils: 941 Distance:3.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

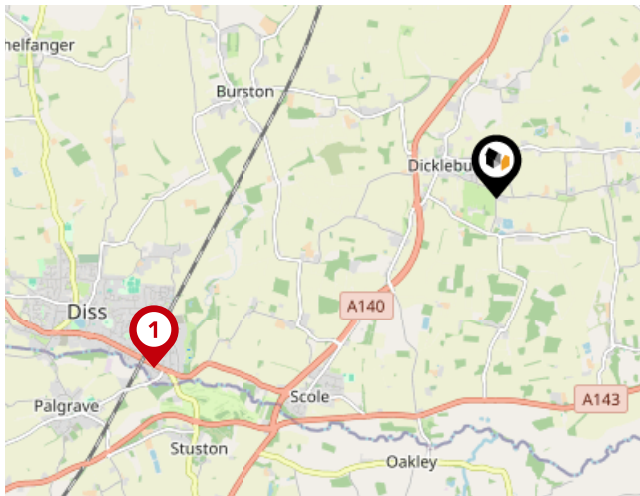
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:4.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:4.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:4.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:5.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:5.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:5.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

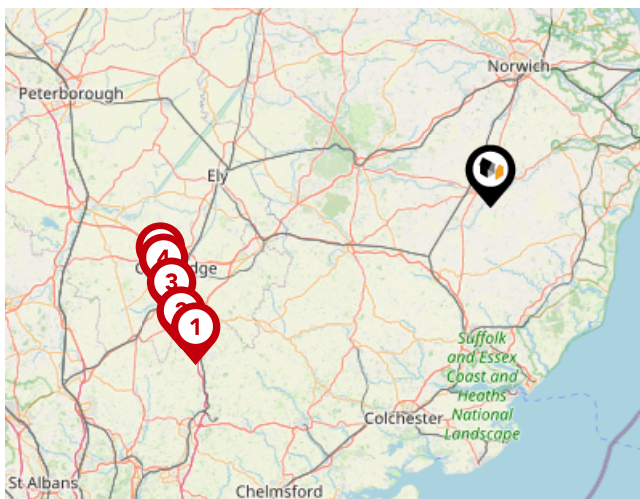
Area

Transport (National)



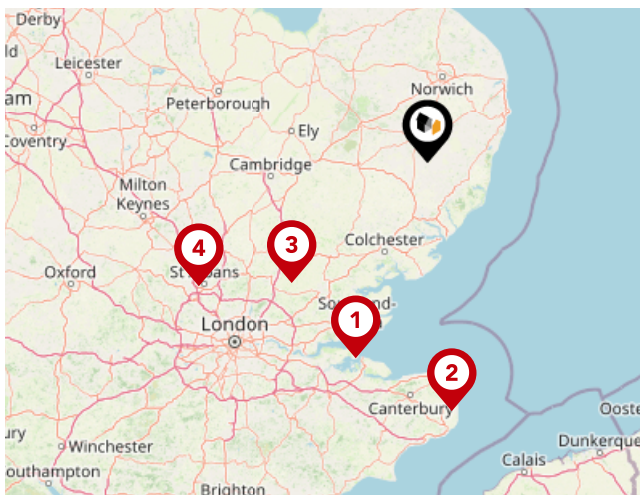
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	3.46 miles
2	Attleborough Rail Station	11.03 miles
3	Eccles Road Rail Station	10.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	48.57 miles
2	M11 J10	49.32 miles
3	M11 J11	49.05 miles
4	M11 J13	49 miles
5	M11 J14	49.04 miles

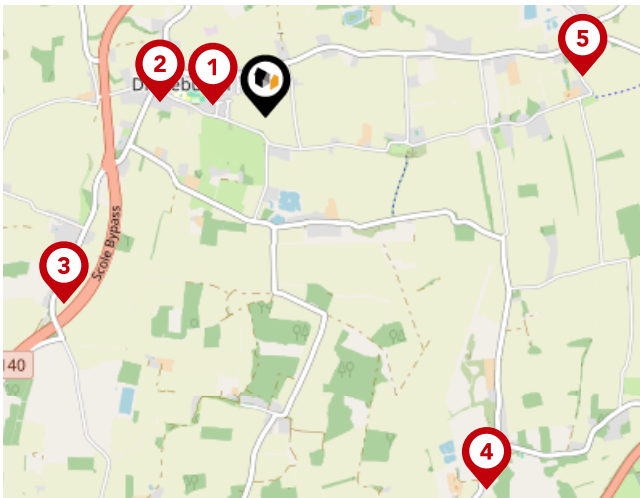


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	60.92 miles
2	Manston	72.88 miles
3	Stansted Airport	52.91 miles
4	Luton Airport	75.7 miles

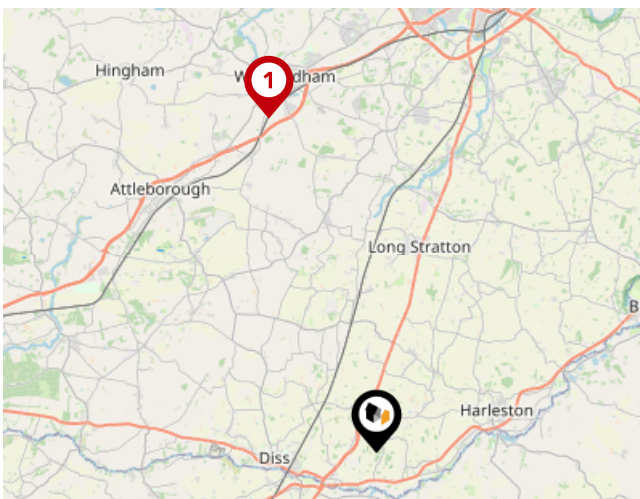
Area

Transport (Local)



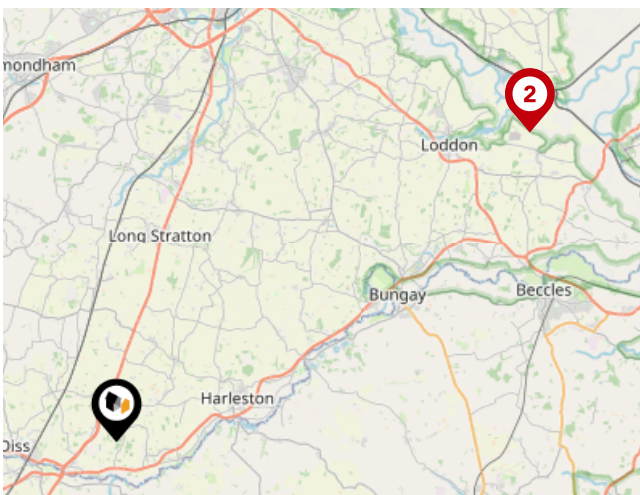
Bus Stops/Stations

Pin	Name	Distance
1	Catchpole Walk	0.25 miles
2	church	0.49 miles
3	Norwich Road	1.24 miles
4	Village Hall	1.95 miles
5	The Half Moon	1.45 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	12.69 miles



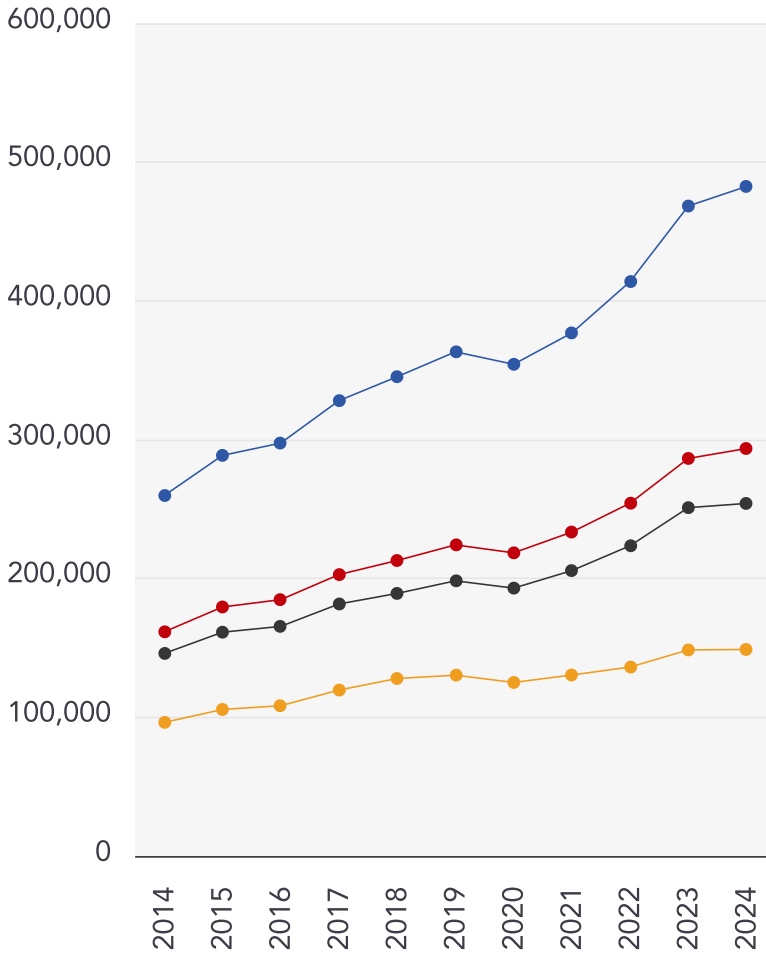
Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	18.65 miles
2	Reedham Ferry South	18.64 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in IP21



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%



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.



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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