

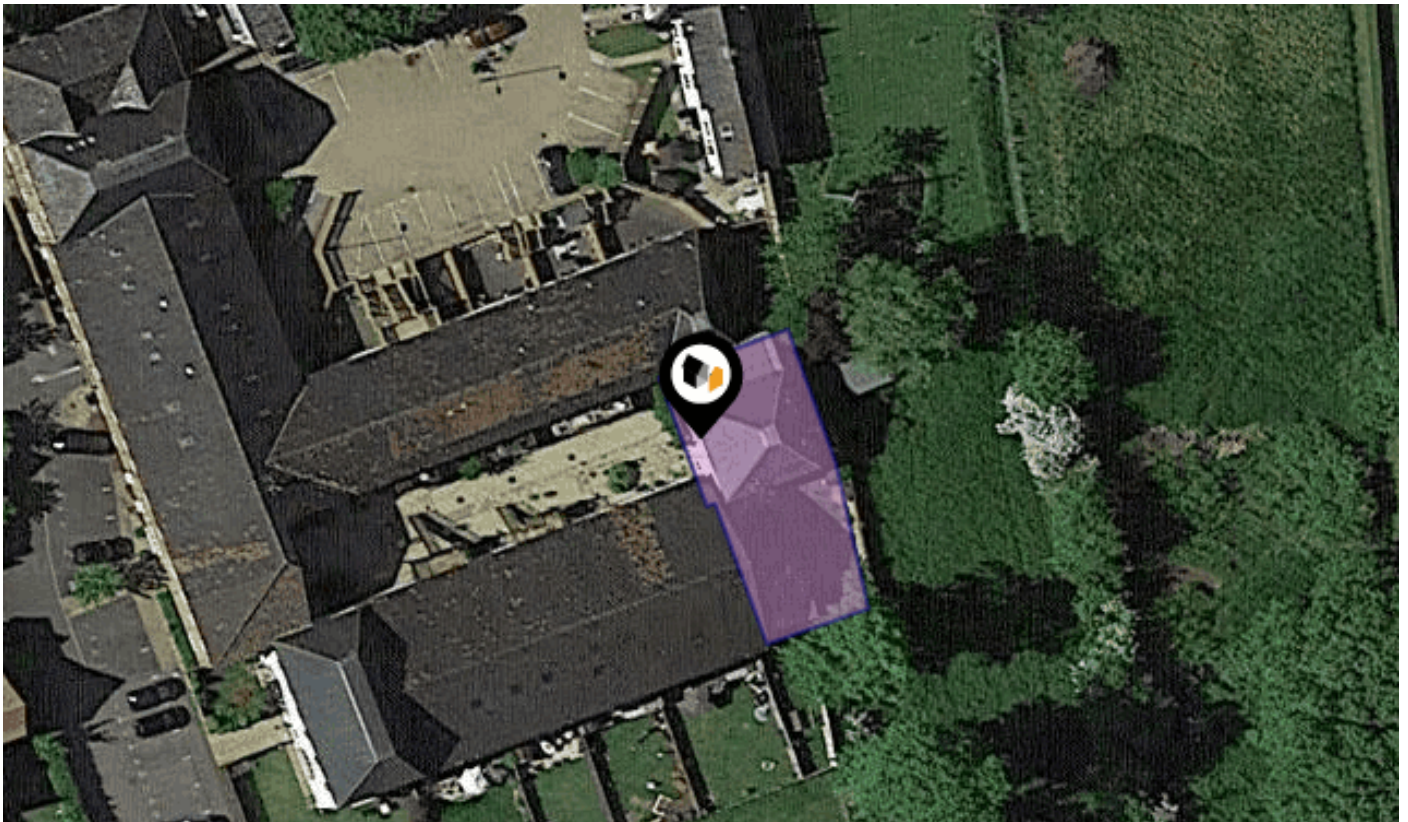


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th August 2024



STATION ROAD, PULHAM ST. MARY, DISS, IP21

Whittle Parish | Long Stratton

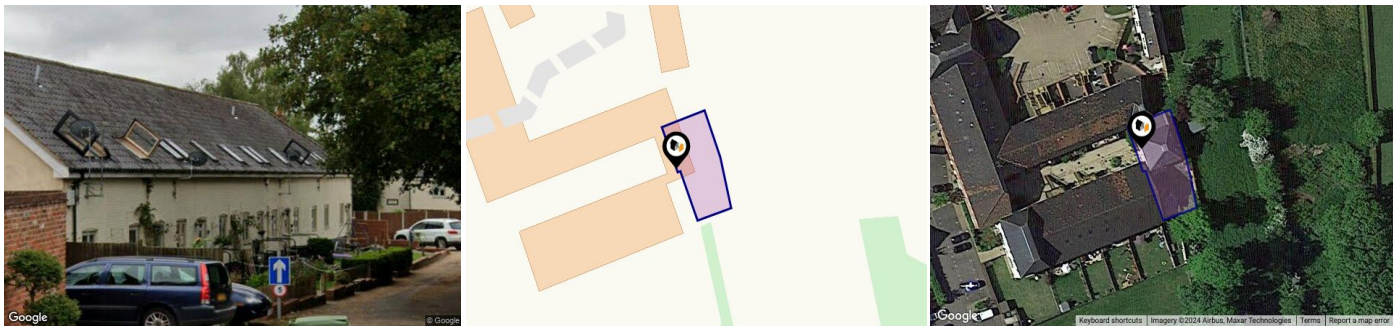
Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

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www.whittleparish.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,872 ft ² / 174 m ²		
Plot Area:	0.06 acres		
Year Built :	2014		
Council Tax :	Band D		
Annual Estimate:	£2,258		
Title Number:	NK506089		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	70 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)

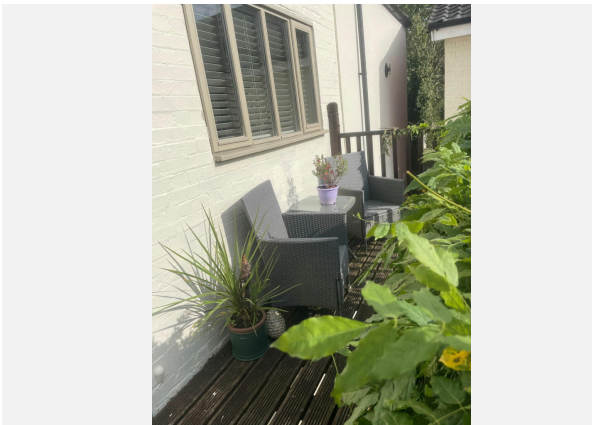


Satellite/Fibre TV Availability:



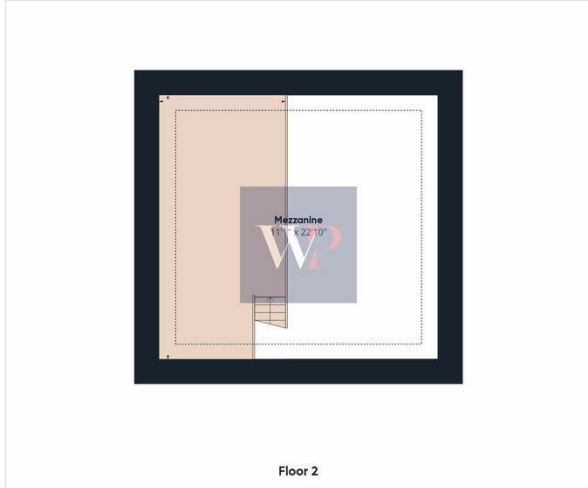
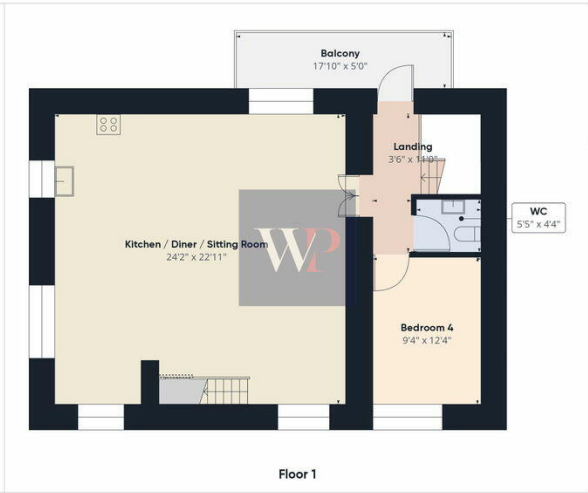




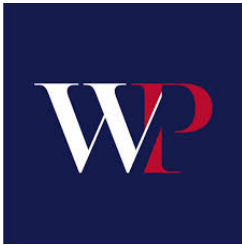




STATION ROAD, PULHAM ST. MARY, DISS, IP21



<p>Approximate total area⁽¹⁾ 1734.28 ft²</p> <p>Balconies and terraces 88.8 ft²</p> <p>Reduced headroom 135.84 ft²</p>	
<p>(1) Excluding balconies and terraces</p>	
<p>Reduced headroom ----- Below 5 ft</p>	
<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE 360</p>	



The Maltings, Pulham St. Mary, IP21

Energy rating

D

Valid until 15.09.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	65 D
39-54	E		
21-38	F		
1-20	G		

Property

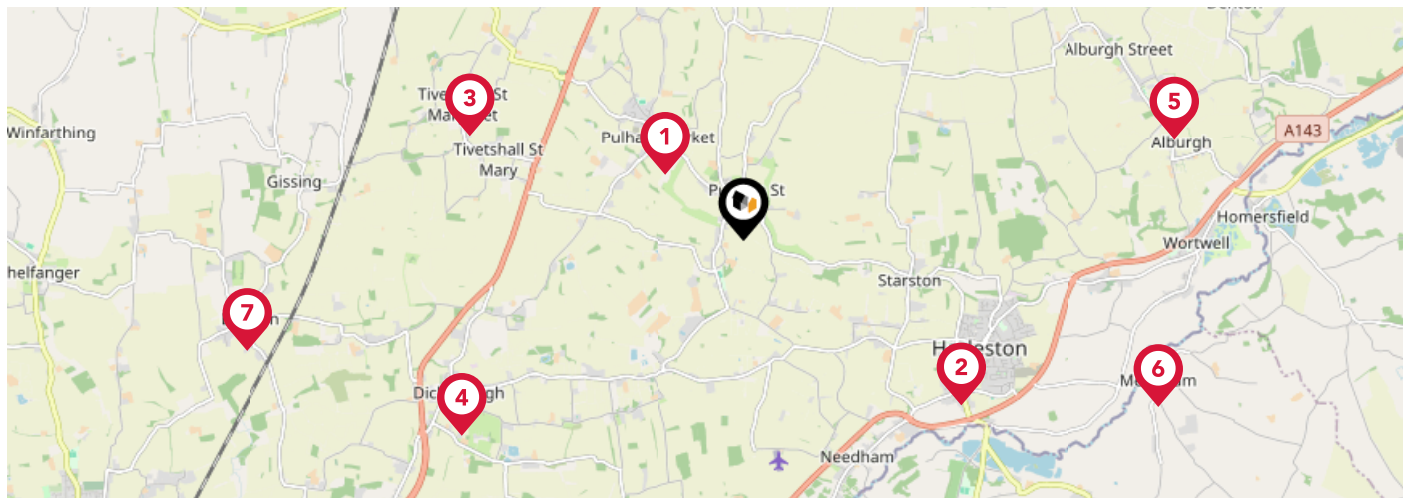
EPC - Additional Data



Additional EPC Data

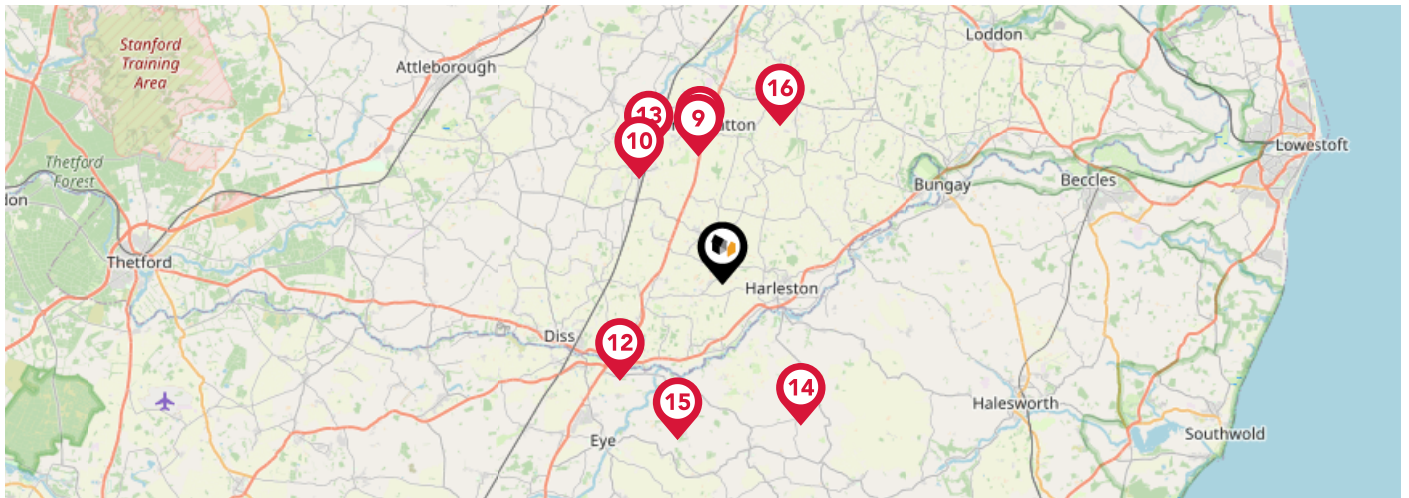
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	174 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Alburgh With Denton Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Mendham Primary School Ofsted Rating: Good Pupils: 63 Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:4.71	<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:4.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:5.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Forncett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:5.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:5.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:5.89	<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:6.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

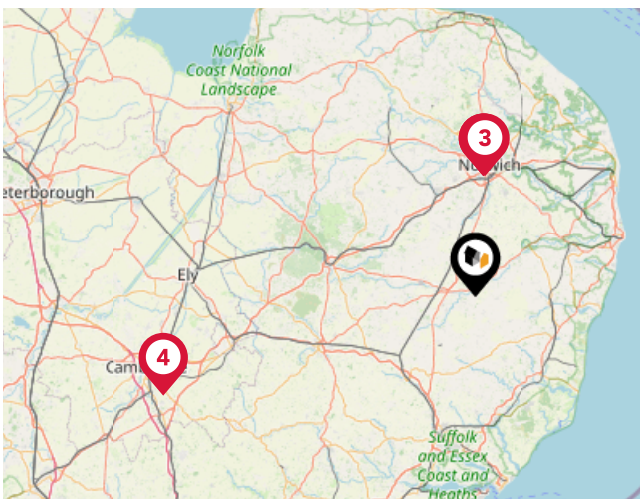
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.19 miles
2	rail station	11.46 miles
3	Wymondham Rail Station	11.46 miles
4	Spoooner Row Rail Station	10.49 miles

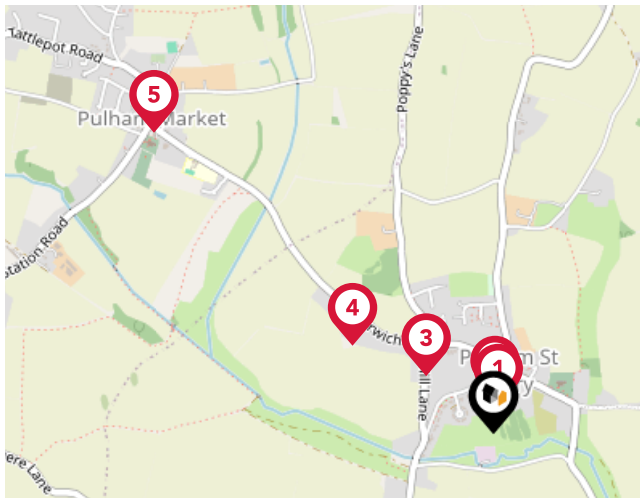


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	17.29 miles
2	International Airport	17.29 miles
3	Airport Passenger Terminal	17.32 miles
4	Cambridge Airport	47.73 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kings Head	0.06 miles
2	Station Road	0.08 miles
3	Mill Lane	0.2 miles
4	Post Box	0.38 miles
5	The Falcon	1.03 miles



Whittley Parish | Long Stratton

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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Whittleby Parish | Long Stratton

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