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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



FEN LANE, DITCHINGHAM, BUNGAY, NR35

Howards

Beccles, NR34 9

01502 714500

beccles@howards.co.uk



www.howards.co.uk

















Property

Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	3,056 ft ² / 284 m ²		
Plot Area:	0.47 acres		
Year Built :	1996-2002		
Council Tax :	Band G		
Annual Estimate:	£3,946		
Title Number:	NK469642		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No		
Flood Risk:			
• Rivers & Seas	Very low	2 mb/s	- mb/s
• Surface Water	Very low		

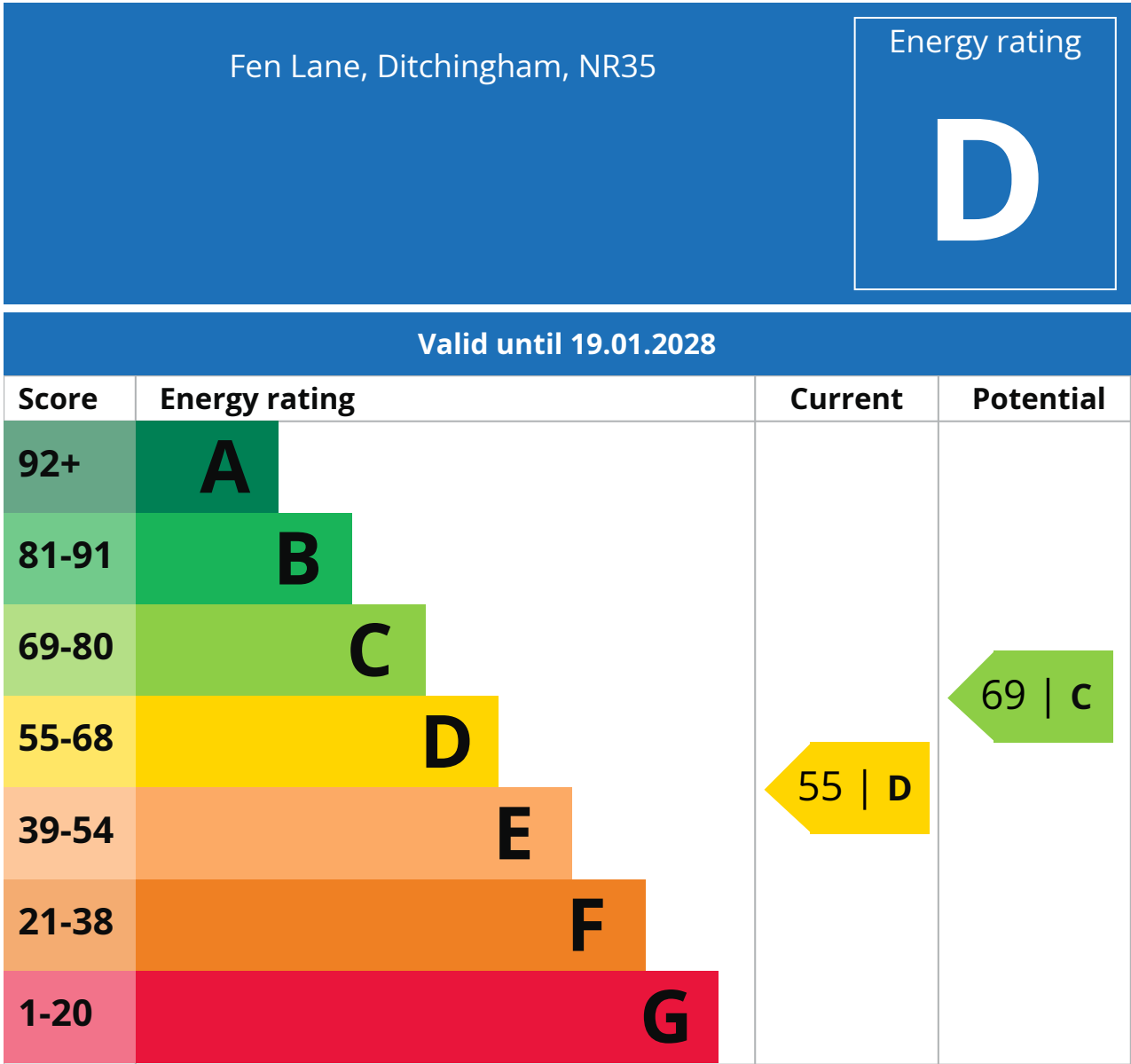
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

Planning History

This Address

Planning records for: *Fen Lane, Ditchingham, Bungay, NR35*

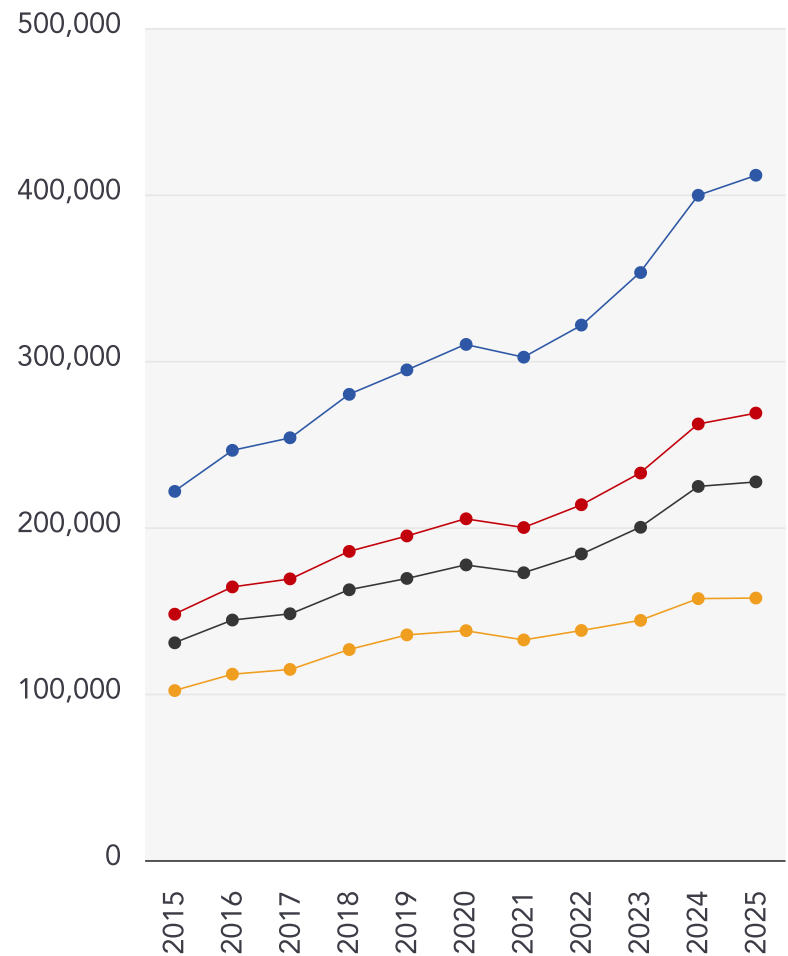
Reference - 1998/0141	
Decision:	Decided
Date:	02nd February 1998
Description:	Convert outbuilding to domestic garage and erect stables



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
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, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 93% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	284 m ²

10 Year History of Average House Prices by Property Type in NR35



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%

Important - Please Read

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