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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 05<sup>th</sup> August 2025**



**BEECH WAY, DICKLEBURGH, DISS, IP21**

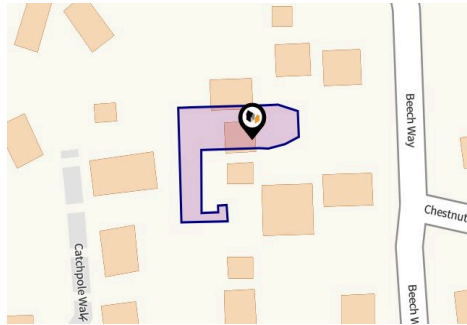
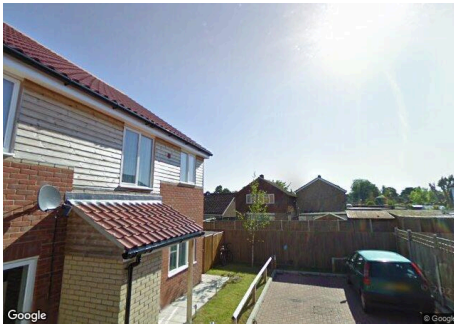
## **Howards**

Long Stratton, NR15 2

01508 532244

long.stratton@howards.co.uk

www.howards.co.uk



## Property

Type:	Detached
Bedrooms:	3
Floor Area:	710 ft <sup>2</sup> / 66 m <sup>2</sup>
Plot Area:	0.1 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,842
Title Number:	NK10420

**Tenure:** Freehold

## Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

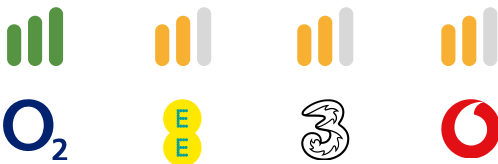
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>75</b> mb/s	<b>-</b> mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:

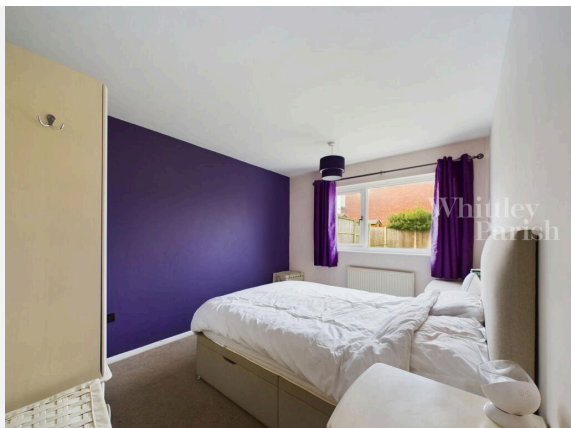


# Planning History This Address

Planning records for: *Beech Way, Dickleburgh, Diss, IP21*

Reference - 2022/2190	
Decision:	Decided
Date:	19th November 2022
Description:	Extension and conversion of a single storey bungalow into 2 storey house.

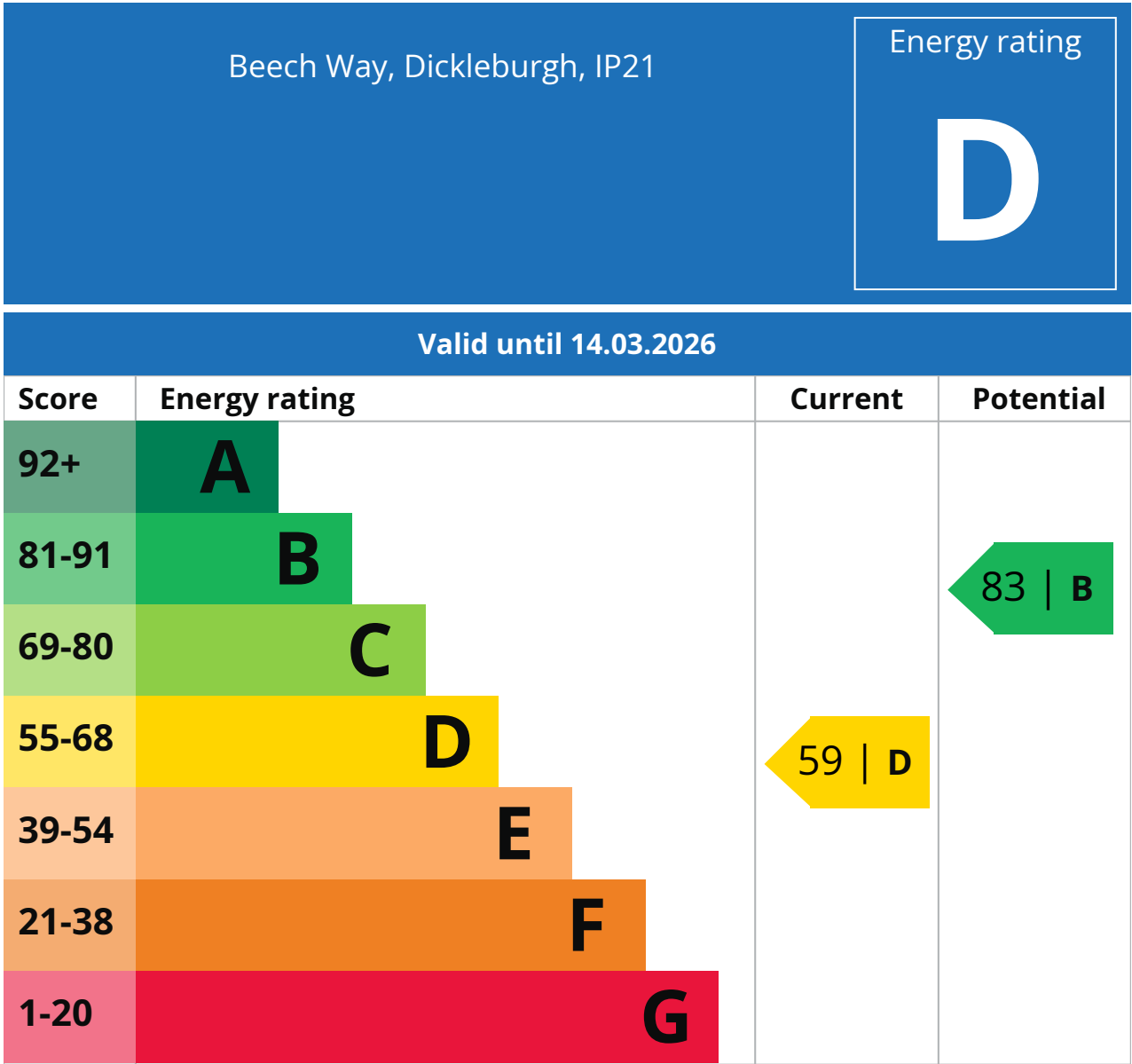






BEECH WAY, DICKLEBURGH, DISS, IP21





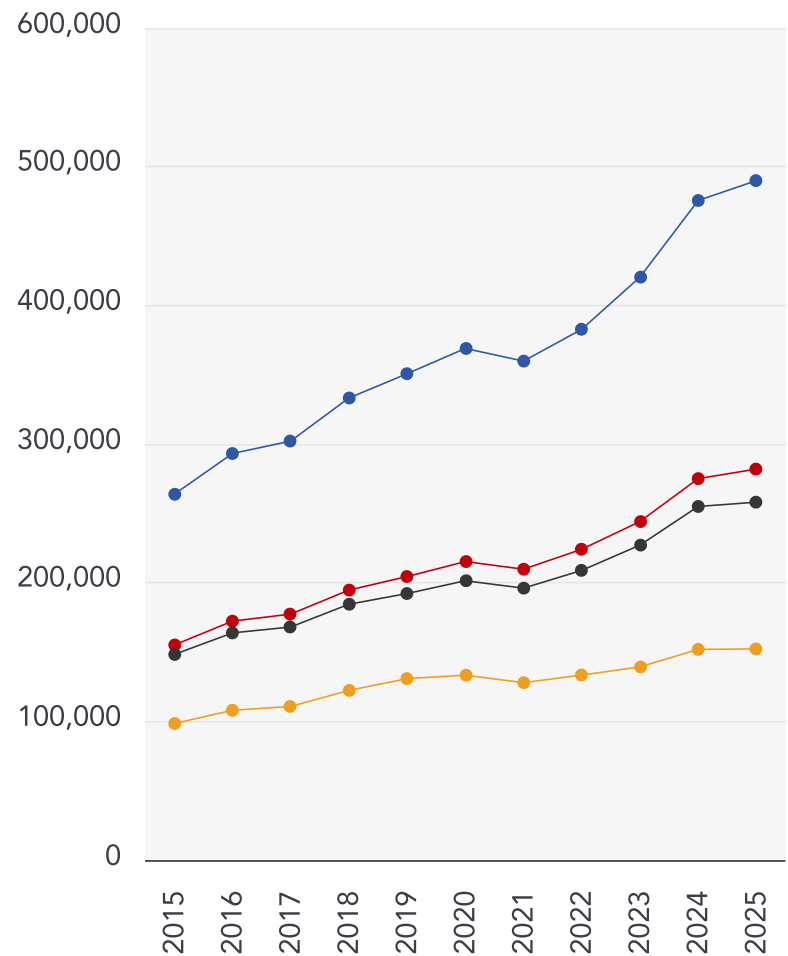


## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	66 m <sup>2</sup>



## 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%**

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## Important - Please Read

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# HOWARDS

Estate Agents since 1926

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