



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th September 2026



EXCHANGE ROAD, NEWTON FLOTMAN, NORWICH, NR15

Whittle Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

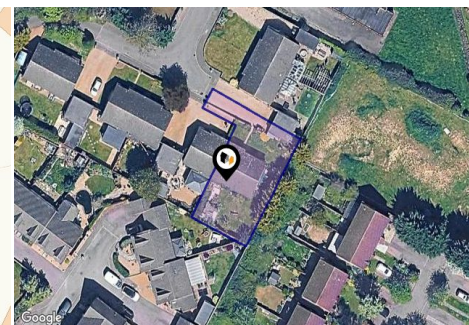
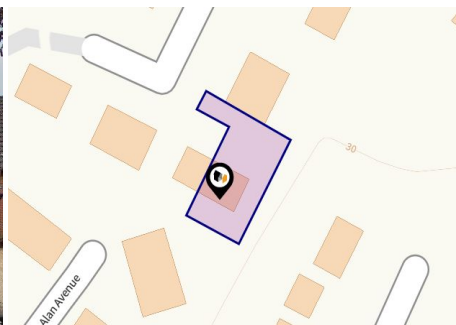
01508 531331

liam@whittleparish.com

www.whittleparish.com



Powered by
aprift
Know any property instantly



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	894 ft ² / 83 m ²
Plot Area:	0.12 acres
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£2,207
Title Number:	NK96395

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)

21	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

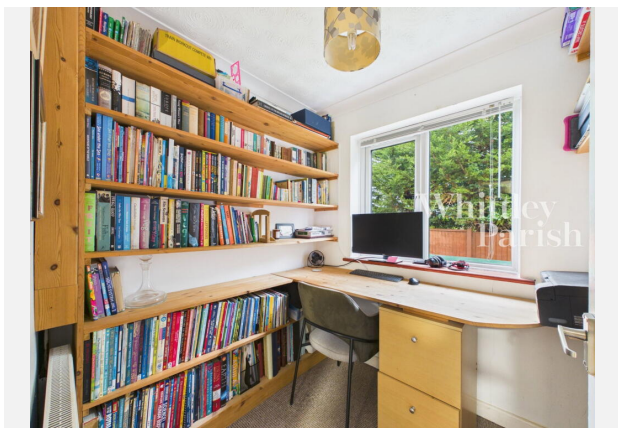
This Address



Planning records for: *Exchange Road, Newton Flotman, Norwich, NR15*

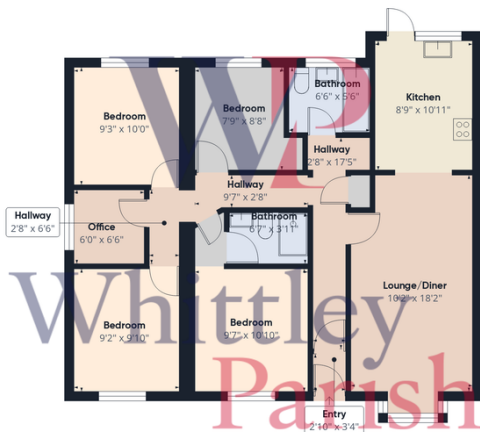
Reference - 1998/1260	
Decision:	Decided
Date:	25th August 1998
Description:	Extension to side of dwelling







EXCHANGE ROAD, NEWTON FLOTMAN, NORWICH, NR15



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1035 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



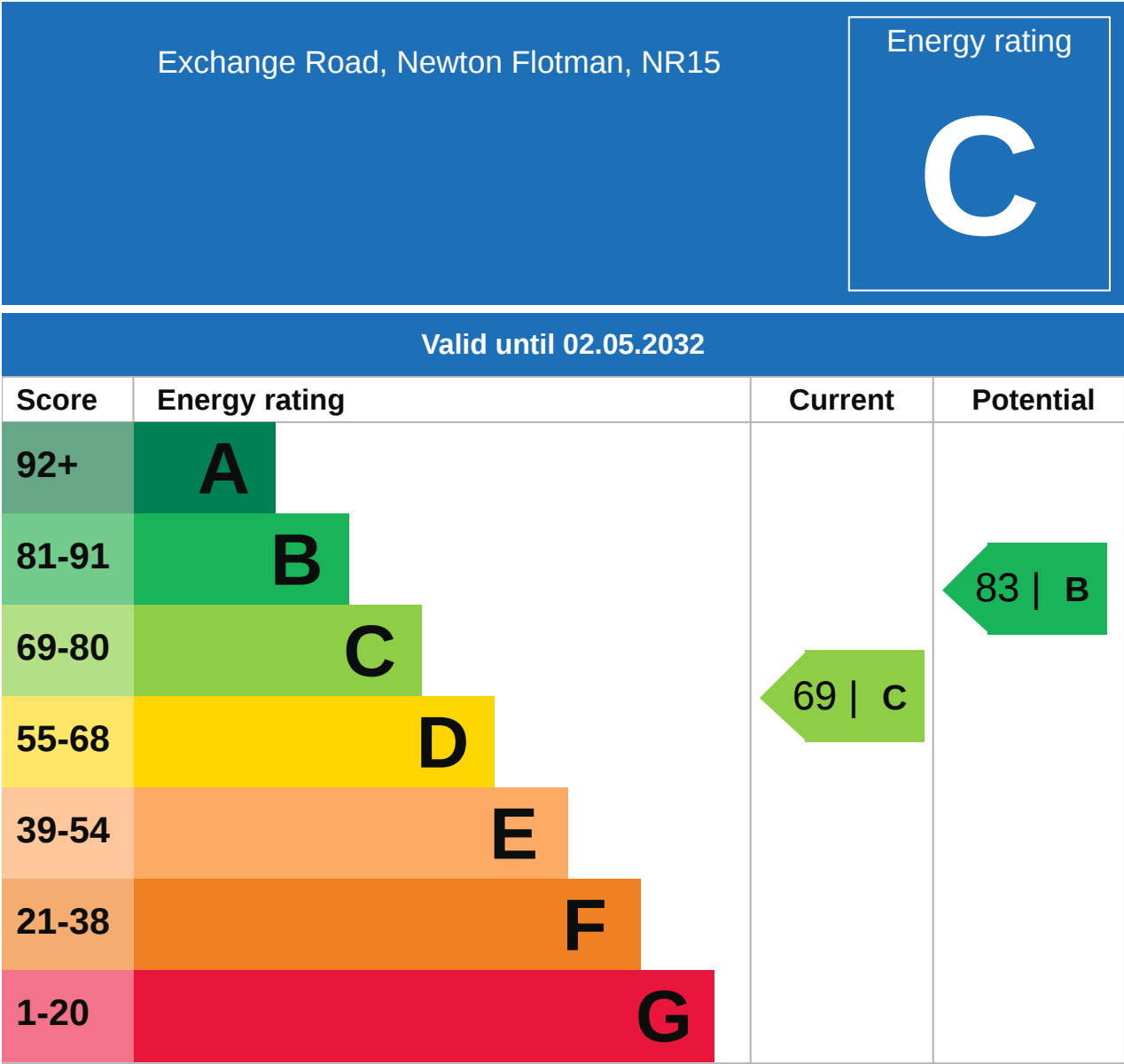
EXCHANGE ROAD, NEWTON FLOTMAN, NORWICH, NR15





EXCHANGE ROAD, NEWTON FLOTMAN, NORWICH, NR15







Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 92% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²



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.



/whittleyparishmanagementltd



/whittleyparish



/whittleyparish/?hl=en

Whittley Parish | Long Stratton

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long
Stratton NR15 2XJ
01508 531331
liam@whittleyparish.com
www.whittleyparish.com

