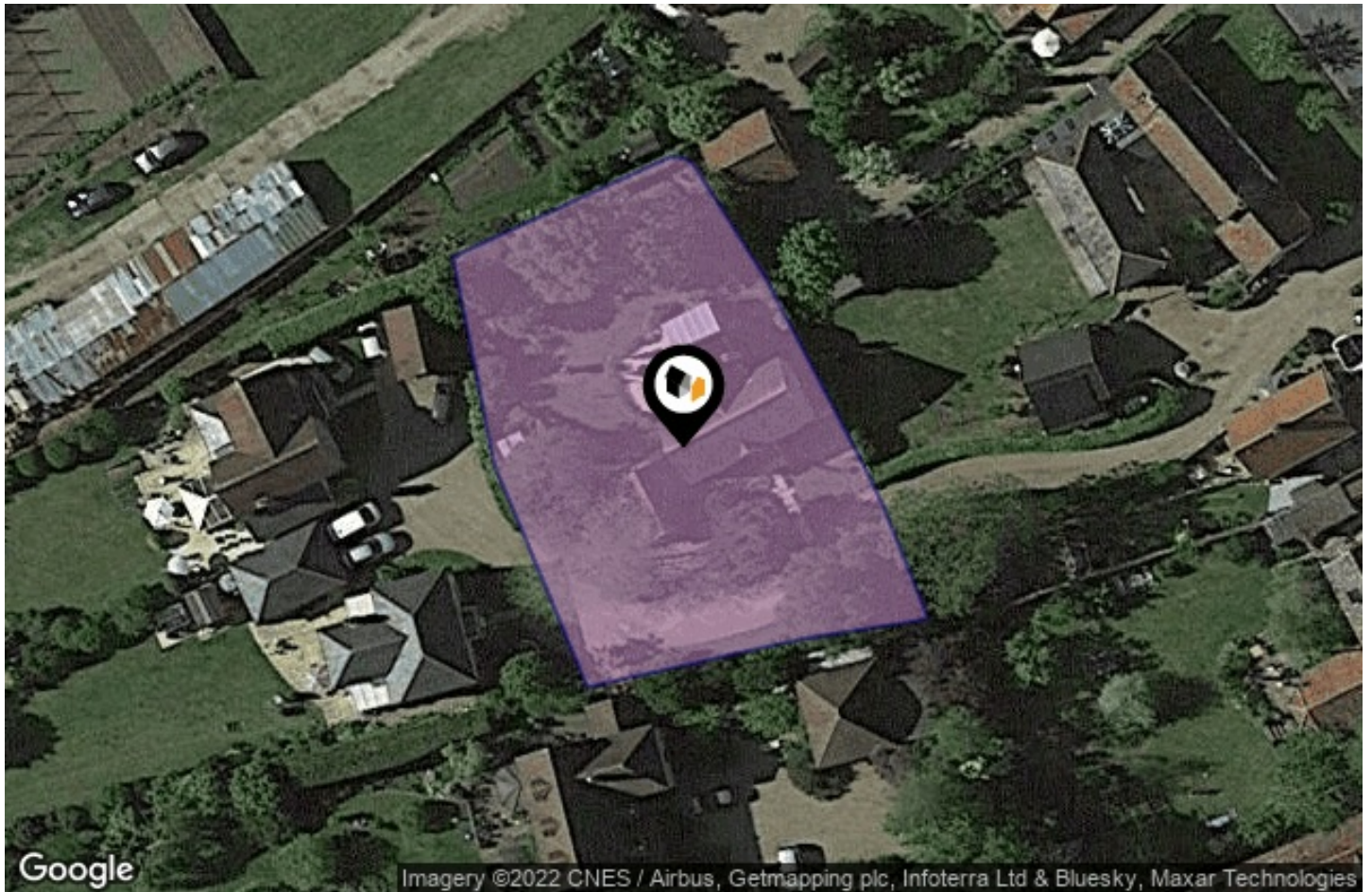


# KEY FACTS FOR BUYERS

**Knoll Close, Redgrave, Diss, IP22**

October 2022



## A guide to this property and the local area

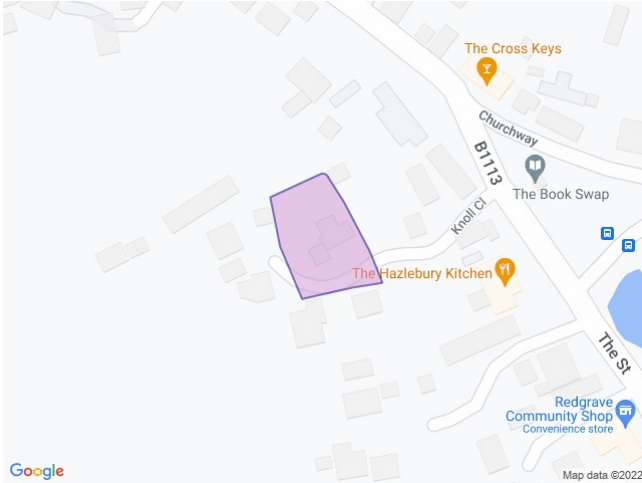
### Parson Estate Agents

Caxton House Victoria Road Diss Norfolk IP22 4JN  
01379 650680  
enquiries@parson.ltd.uk  
parson.ltd.uk



# PROPERTY OVERVIEW

## KNOLL CLOSE, REDGRAVE, DISS, IP22



 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

Detached  
4 Bedrooms

Plot Size: 0.28 acres

Council Tax Band: F

Annual Cost: £2,803.49 (avg)

Land Registry  
Title Number: SK167021

Tenure: Freehold

### AREA KEY FACTS

Local Authority: MID SUFFOLK

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 9 Mbps


Superfast: 52 Mbps

Mobile Coverage  
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

### PLANNING HISTORY

No Planning Records Available

### Parson Estate Agents

Caxton House Victoria Road Diss Norfolk IP22 4JN  
01379 650680  
enquiries@parson.ltd.uk  
parson.ltd.uk

# PROPERTY OVERVIEW

## PHOTO GALLERY



### Parson Estate Agents

Caxton House Victoria Road Diss Norfolk IP22 4JN  
01379 650680  
[enquiries@parson.ltd.uk](mailto:enquiries@parson.ltd.uk)  
[parson.ltd.uk](http://parson.ltd.uk)

# PROPERTY OVERVIEW

## PHOTO GALLERY



### Parson Estate Agents

Caxton House Victoria Road Diss Norfolk IP22 4JN  
01379 650680  
[enquiries@parson.ltd.uk](mailto:enquiries@parson.ltd.uk)  
[parson.ltd.uk](http://parson.ltd.uk)

# PROPERTY OVERVIEW

## PHOTO GALLERY



### Parson Estate Agents

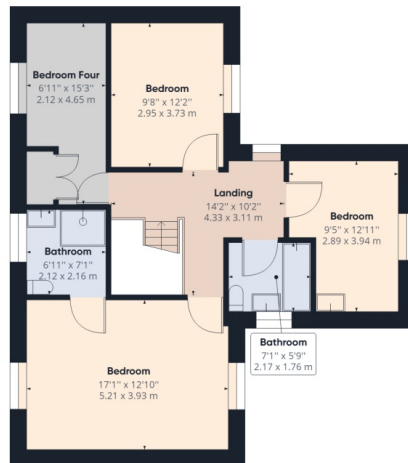
Caxton House Victoria Road Diss Norfolk IP22 4JN  
01379 650680  
[enquiries@parson.ltd.uk](mailto:enquiries@parson.ltd.uk)  
[parson.ltd.uk](http://parson.ltd.uk)

# PROPERTY OVERVIEW

## FLOORPLANS



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1824.01 ft<sup>2</sup>  
169.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

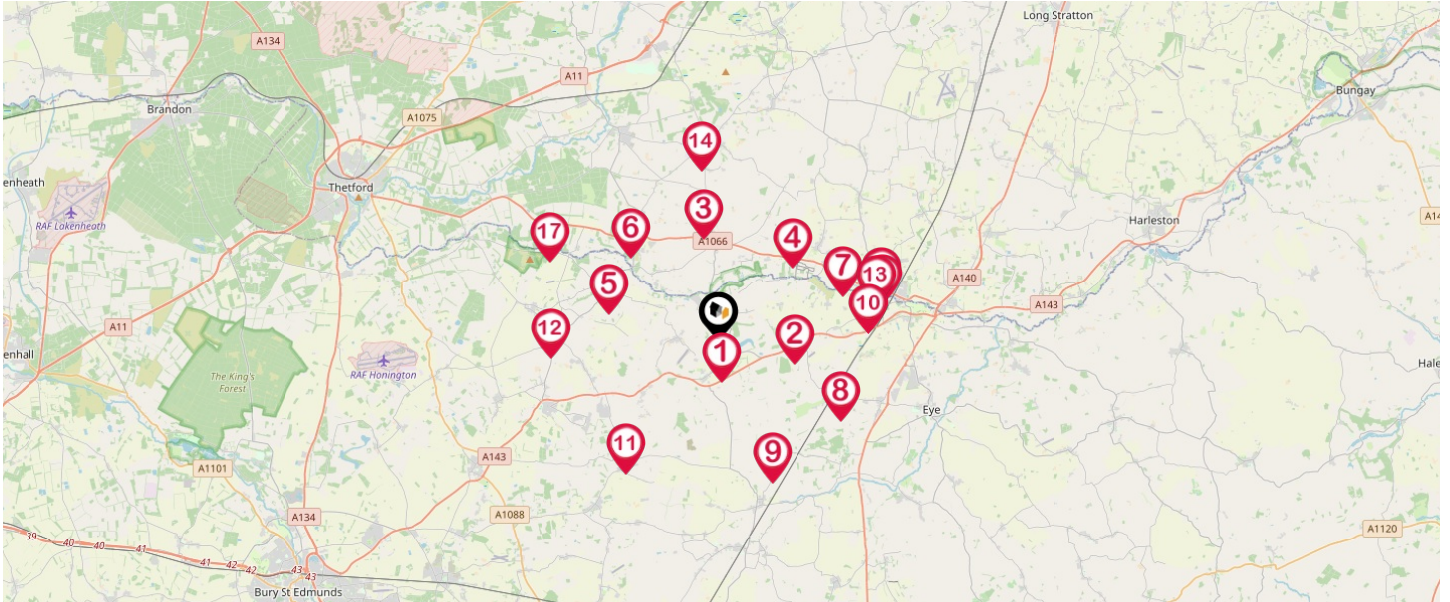
GIRAFFE360

### Parson Estate Agents

Caxton House Victoria Road Diss Norfolk IP22 4JN  
01379 650680  
enquiries@parson.ltd.uk  
parson.ltd.uk

# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



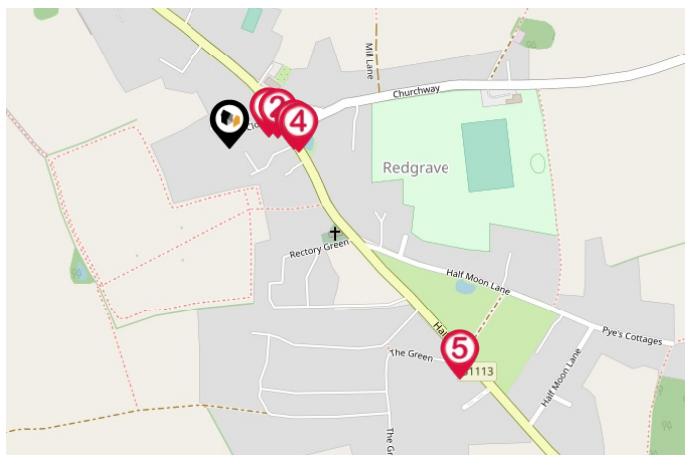
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	St Botolph's Church of England Voluntary Controlled Prima...	Good	172	1.2 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wortham Primary School	-	101	2.43 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Andrew's CofE VA Primary School, Lopham	Good	57	2.99 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bressingham Primary School	Good	123	3.12 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hopton Church of England Voluntary Controlled Primary S...	Good	97	3.16 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Garboldisham Church of England Primary Academy	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Roydon Primary School	Requires improvement	265	3.97 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mellis Church of England Primary School	Good	171	4.35 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Gislingham Church of England Primary School	-	132	4.41 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Palgrave Church of England Primary School	Good	80	4.46 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Walsham-le-Willows Church of England Voluntary Controlle...	Good	130	4.61 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Barningham Church of England Voluntary Controlled Prima...	Good	97	4.75 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Diss Church of England Junior Academy	-	209	4.82 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Kenninghall Primary School	-	80	4.96 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Diss Infant Academy and Nursery	-	164	4.99 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Diss High School	Good	931	5 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Riddlesworth Hall School	-	111	5.29 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Parson Estate Agents

Caxton House Victoria Road Diss Norfolk IP22 4JN  
 01379 650680  
[enquiries@parson.ltd.uk](mailto:enquiries@parson.ltd.uk)  
[parson.ltd.uk](http://parson.ltd.uk)

# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

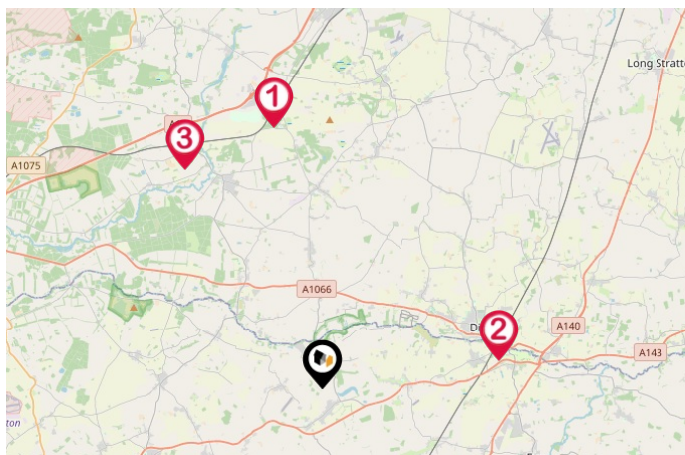
- 1 - Cross Keys | 0.04 miles
- 2 - Cross Keys | 0.05 miles
- 3 - Village Sign | 0.06 miles
- 4 - Village Sign | 0.07 miles
- 5 - The Green | 0.3 miles

### Parson Estate Agents

Caxton House Victoria Road Diss Norfolk IP22 4JN  
01379 650680  
enquiries@parson.ltd.uk  
parson.ltd.uk

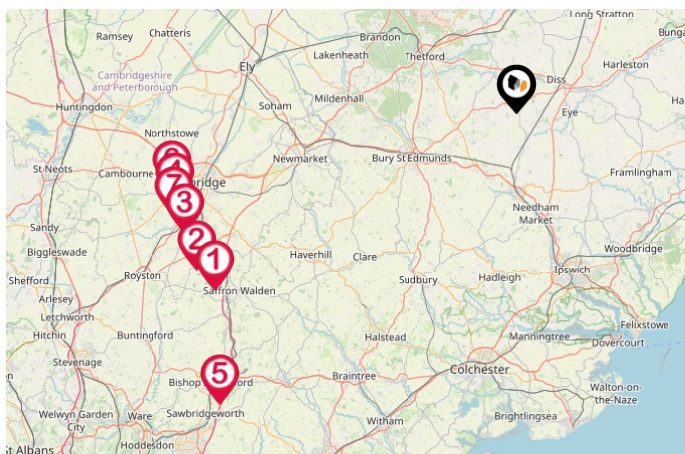
# LOCAL AREA

## NEAREST TRANSPORT LINKS



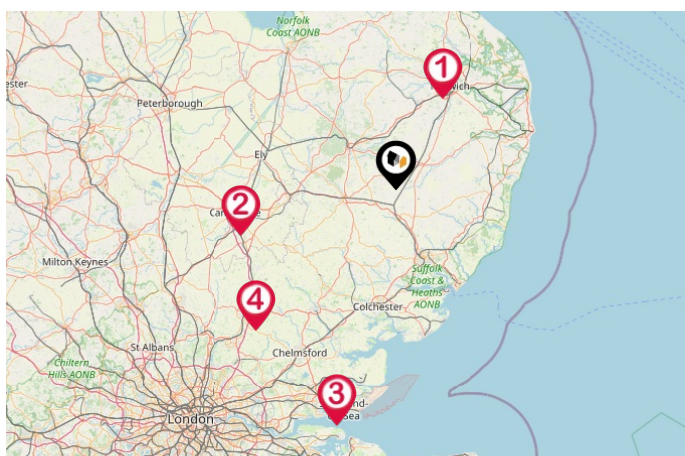
### NATIONAL RAIL STATIONS

- 1 - Eccles Road Rail Station | 7.69 miles
- 2 - Diss Rail Station | 5.27 miles
- 3 - Harling Road Rail Station | 7.47 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M11 J9 | 40.18 miles
- 2 - M11 J10 | 40.81 miles
- 3 - M11 J11 | 40.45 miles
- 4 - M11 J13 | 40.38 miles
- 5 - M11 J8 | 47.95 miles
- 6 - M11 J14 | 40.44 miles
- 7 - M11 J12 | 40.95 miles



### AIRPORTS/HELIPADS

- 1 - Norwich International Airport | 24.33 miles
- 2 - Cambridge Airport | 36.53 miles
- 3 - London Southend Airport | 56.26 miles
- 4 - London Stansted Airport | 45.25 miles

## Parson Estate Agents

Caxton House Victoria Road Diss Norfolk IP22 4JN  
01379 650680  
enquiries@parson.ltd.uk  
parson.ltd.uk

# PARSON ESTATE AGENTS

## About Us

PARSON are proudly one of the most successful independent Estate Agency firms in the south Norfolk/North Suffolk area. Founded in 2002 by a well known, highly regarded local Estate Agent, the company has expanded into a major property force through enthusiasm, recommendation and delivery of results. The company is family run and so therefore ensures a personal service.

We are passionate about the property market and helping you with a smooth move. Equally we are passionate about the community we live in supporting projects and local people where we can.

## Financial Services

Kabeer has been a mortgage advisor since 2015, and prior to this worked for a high street bank. He has a degree in International Business from the University of Strathclyde and an MBA in Banking from the University of London. Very experienced, he will always try to use all of this to help clients in the best way possible, whatever their situation. His absolute priority is to provide the best advice on how to save money and protect his clients' future and property. Based in East Anglia, Kabeer has utilised his experience in arranging mortgages across the UK including Scotland and N Ireland, where he is originally from. He likes to spend time with his wife and two young children, cycling, playing football and travelling.

E: [Kabeer.kher@ybmortgages.co.uk](mailto:Kabeer.kher@ybmortgages.co.uk)  
T: 07802 479663

### Parson Estate Agents

Caxton House Victoria Road Diss Norfolk IP22 4JN  
01379 650680  
[enquiries@parson.ltd.uk](mailto:enquiries@parson.ltd.uk)  
[parson.ltd.uk](http://parson.ltd.uk)

# TESTIMONIALS

## WHAT OUR CLIENTS THINK

### Testimonial 1



We were very happy with the friendly and professional service. Kerri responded to all emails immediately and Kevin was always on hand to advise when necessary. Thank you Parsons for everything.

### Testimonial 2



I would highly recommend Parsons estate agency as I found them very helpful, their communication excellent. The staff are especially friendly and couldn't do enough to help. I felt the agency went out of their way to ensure our experience with them went smoothly as possible.

### Testimonial 3



Just sold my home with parsons, Kerri was very helpful and friendly, would recommend them, next time I move (if we move again) you'll be 1st place I go to



/Parson-Estate-Agents-Diss-Harleston



/ParsonEstAgents

### Parson Estate Agents

Caxton House Victoria Road Diss Norfolk IP22 4JN  
01379 650680  
enquiries@parson.ltd.uk  
parson.ltd.uk

Powered by



# DATA QUALITY

Parson Estate Agents is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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

The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

Sprift Technologies Limited 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 in 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.

Information produced by HM Land Registry. Crown copyright and database rights 2022