



**Albion Street, Saxmundham IP17 1BL**



**welcome to**

## **Albion Street, Saxmundham**

Whether you're seeking a family home with a vibrant community feel or a stylish base for commuters, this lovingly maintained residence delivers a lifestyle of comfort, connectivity and calm in one of Suffolk's most sought-after locales.

### **Location**

Saxmundham is a charming Market Town on the Suffolk Coast, it's a real working town with a busy high street offering great access by rail and road to many of the nearby 'must see' places to visit along the coast as well as links to London Liverpool Street, Norwich, Cambridge and Lowestoft. The town boasts a number of cafés, pubs and restaurants along with a diverse selection of independent shops, further to this it offers a Tesco & Waitrose. On Wednesdays there is a small traditional market.

### **Accommodation**

#### **Entrance Hall**

Original floorboards, radiator and stairs to first floor.

#### **Study**

11' 11" x 7' 7" ( 3.63m x 2.31m )

Door providing access to front garden. Radiator.

Single glazed windows to front and rear.

#### **Living Room**

16' 3" x 11' ( 4.95m x 3.35m )

Original floorboards, radiator, fireplace and single glazed windows to front and rear.

#### **Dining Room**

16' 5" x 11' ( 5.00m x 3.35m )

Original floorboards, feature fireplace, radiator and single glazed to rear aspect.

#### **Studio**

16' 5" x 12' 4" ( 5.00m x 3.76m )

Double glazed sliding doors to front aspect. Two radiators. Double glazed window to rear. Generous loft space over.

#### **Kitchen**

17' 2" x 8' ( 5.23m x 2.44m )

Bespoke hand-built kitchen with base and eye level units, integrated oven, fridge and gas hob. One and a quarter sink with mixer tap over. Space for dishwasher. Tiled floor. Panelled walls. Radiator. Two single glazed windows to front aspect.

### **Utility Room**

8' 3" x 5' 1" ( 2.51m x 1.55m )

Space for utilities, wash hand basin, low level WC, tiled flooring and single glazed window to side aspect.

### **Cellar**

With power and light. Currently used as storage but with potential to convert (STPP).

### **Landing**

Carpeted with access to loft.

### **Bedroom One**

16' 5" x 11' ( 5.00m x 3.35m )

Carpeted flooring, feature fireplace, radiator and single glazed window to rear aspect.

### **Bedroom Two**

16' 3" x 10' 10" ( 4.95m x 3.30m )

Carpeted flooring, radiator and single glazed window to rear aspect.

### **Bedroom Three**

17' 1" x 7' 10" ( 5.21m x 2.39m )

Carpeted flooring, radiator, airing cupboard and single glazed window to front aspect.

### **Bathroom**

Enclosed bath with shower over, low level WC and pedestal wash hand basin. Radiator, original floorboards and single glazed window to rear aspect.





### **Outside Front Garden**

A shingle drive leading from Albion Street to the property provides off road parking for multiple cars. The front garden is a courtyard style with various mature trees and shrubs.

### **Rear Garden**

Fence enclosed, mostly laid to lawn with various trees and shrubs throughout. Tiered/sloped throughout with views onto Mill Road. Gate provides access to front.

### **Agents Note**

The seller has made us aware the render on the exterior of the property was only re-done around 3 years ago.



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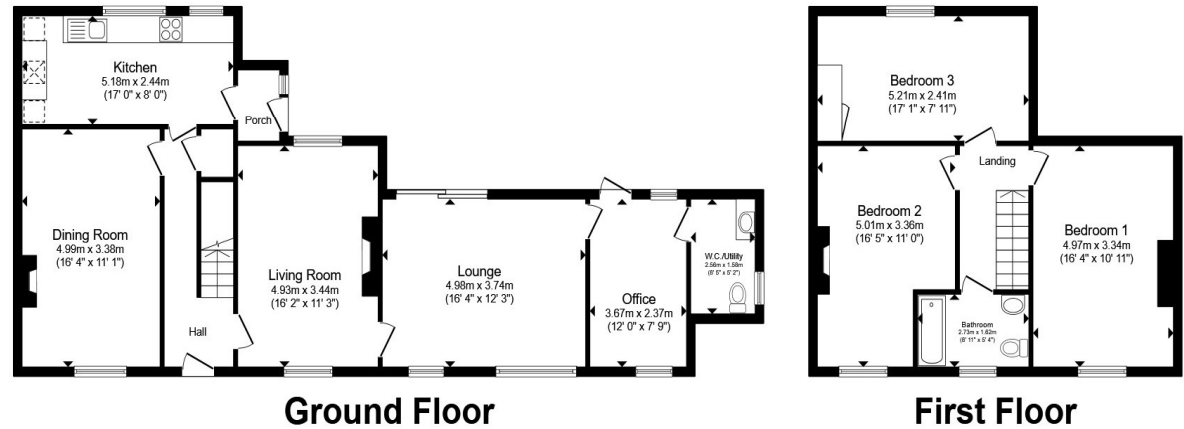
**welcome to**

## **Albion Street, Saxmundham**

- Within The Heart Of Saxmundham
- Three Bedroom Detached Period Home
- Converted Barn Providing Large Studio/Games Room
- Hand-Crafted Bespoke Kitchen
- Generous Wraparound Plot

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

**£425,000**



Total floor area 150.6 m<sup>2</sup> (1,621 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
FLH105556 - 0013

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