



Albion Street, Saxmundham



A perfectly charming and immaculately presented two-bedroom semi-detached cottage in the heart of Saxmundham. Bright yellow render with a pan tiled roof and traditional sash type windows in UPVC give additional charm. Beautifully updated and thoughtfully configured, the property seamlessly blends period charm with modern convenience. Presented in fantastic order throughout, the well-designed accommodation has been carefully crafted to maximise both space and storage, creating a home that is as practical as it is inviting. Sitting room, dining room, extended kitchen, sunroom and cloakroom on the ground floor plus stylish upstairs shower room, large principal bedroom with generous wardrobes and second bedroom. Plus, pretty rear garden, separate brick-built studio and solar panels.

This home has been finished to a high standard and has been exceptionally well cared for, making it an ideal choice for those seeking a property in move-in condition.

LOCATION: Brenrose is located in the centre of the town of Saxmundham very close to the railway station and town centre. Saxmundham has a range of independent shops together with Waitrose and Tesco supermarkets, restaurants and cafes and is a busy and vibrant market town. It has a Doctor's Surgery, Dentist and Vets as well as a Library. Saxmundham has a local primary school, Saxmundham Primary School, while secondary education is provided by schools in neighbouring towns. Saxmundham also boasts a train station which connects to Woodbridge and the mainline station in Ipswich. Ipswich has a regular service to London which takes just over an hour. The heritage coast is a short drive away with the stunning seaside town of Aldeburgh 7 miles away and pretty village of Thorpeness only 6 miles away.



BRENROSE - INTERIOR: Presented in fantastic order, this stylish home has been exceptionally well maintained and is ready to move straight into.

The front door leads directly into the cosy sitting room with double glazed sash style window to the front. Light oak laminate flooring flows seamlessly from the sitting room into the dining room, creating a contemporary yet welcoming feel throughout. The dining area comfortably accommodates a good-sized dining table and benefits from cleverly designed under-stairs storage. An open-plan staircase leads to the first floor, while a modern LED ceiling light creates the impression of natural daylight, enhancing the bright and airy atmosphere. The dining room opens onto the kitchen area which has a natural stone floor* and cream shaker style fitted cupboards under a wood effect worktop. The kitchen includes an integrated full height fridge/freezer, washing machine, dishwasher and space for an electric oven with ceramic hob. The inset sink has a water softener below and overlooks the garden room and garden beyond. There is additional space in the kitchen for further free-standing storage, and a glazed door leads into the garden room. The garden room is constructed with a solid roof making it useful year-round and windows and double doors overlook the charming rear garden. The downstairs cloakroom leads off the kitchen and has a contemporary WC with inset basin and a window to the side.

The stairs rise to the first floor with some further clever storage solutions with the boiler and meter cleverly hidden within purpose-built cupboards above the stairs.

On the first floor the principal bedroom is to the rear with a large window overlooking the roof tops and views of distant fields. This spacious room has wall to wall fitted wardrobes with a dressing area as you first enter and then a small step up to the sleeping area. The Shower room is located between the two bedrooms. This contemporary room has a bright ceramic tiled floor and splash back, a fully tiled shower enclosure, fitted vanity unit with basin above and WC. A heated ladder style dual fuel towel rail completes this room. Bedroom 2 is a smaller double with UPVC sash style window to the front. It is currently set out as an occasional bedroom and study.

The cottage benefits from radiator gas central heating throughout and mains drainage and electricity. In addition, the property benefits from six roof-mounted solar panels, which generate electricity and provide an additional income by exporting surplus energy back to the National Grid, currently returning approximately £35 per month.



BRENROSE- EXTERIOR: The cottage fronts onto Albion Street which is a quiet road in the centre of Saxmundham. A pathway to the right-hand side of the property leads to the side gate with useful access into the rear garden. The rear garden has been beautifully laid out with seating area and hard landscaping together with some very interesting drought resistant planting giving a beautiful, peaceful retreat. The brick-built fully insulated studio measures 1.77m x 3.99m (5'9 x 13'1) and provides a useful additional space ideal as a home office / hobby room. It has a UPVC double glazed window to the front, wood effect flooring and power and light and water connected. The property does not have off-road parking; however, on-street parking is available directly outside the property, subject to availability.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY East Suffolk

Tax Band: A

EPC: C

Postcode: IP17 1BL

What3Words: ///incurs.strongman.pampered

SERVICES: Mains electricity, water and drainage, gas fired central heating. *Underfloor heating to kitchen and sun room. Solar panels are owned outright. All windows are fitted with Venetian blinds and are included in the sale.

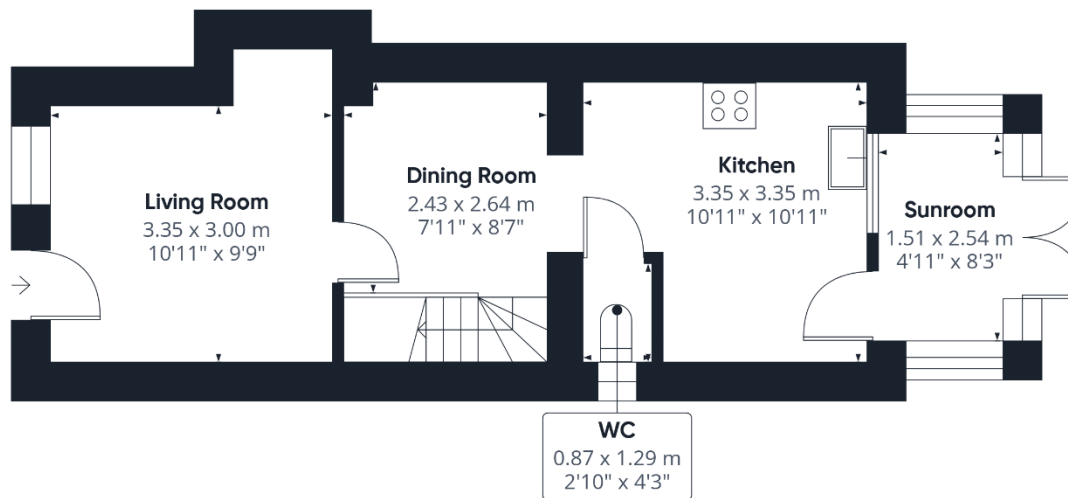
FIXTURES AND FITTINGS All Fixtures and Fittings other than those stated in the particulars are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

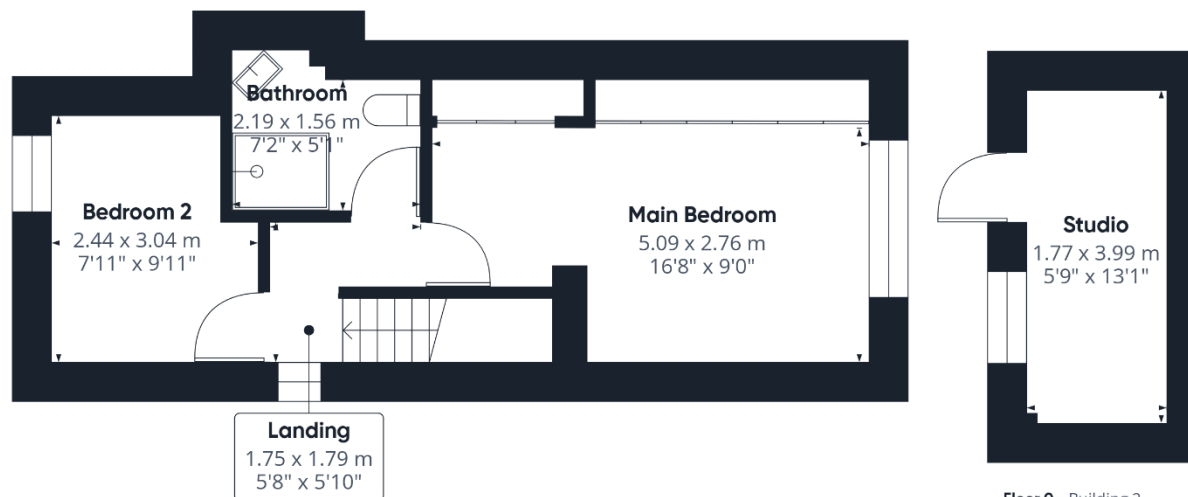
- A Level 3 survey is available to view at Huntingfield Estates office for interested purchasers.







Floor 0 Building 1



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Approximate total area⁽¹⁾

69.2 m²
743 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.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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