



JENNIE JONES

EST. 1993

ESTATE AGENTS

**ALBION STREET**

Saxmundham | Suffolk

**£232,500**

# 32 ALBION STREET, SAXMUNDHAM IP17 1BL

- Sitting Room • Dining Room • Kitchen • Sun Room •
- Cloakroom • Two Bedrooms • Shower Room •
- Studio • Pretty Cottage Garden •

## The Property

32 Albion Street is a beautifully presented Victorian semi-detached cottage, rich in character and charm while thoughtfully updated for modern living. The property benefits from gas-fired radiator heating, complemented by electric under-floor heating in both the kitchen and sun room. uPVC double glazing and solar panels further enhance the energy efficiency of this home.

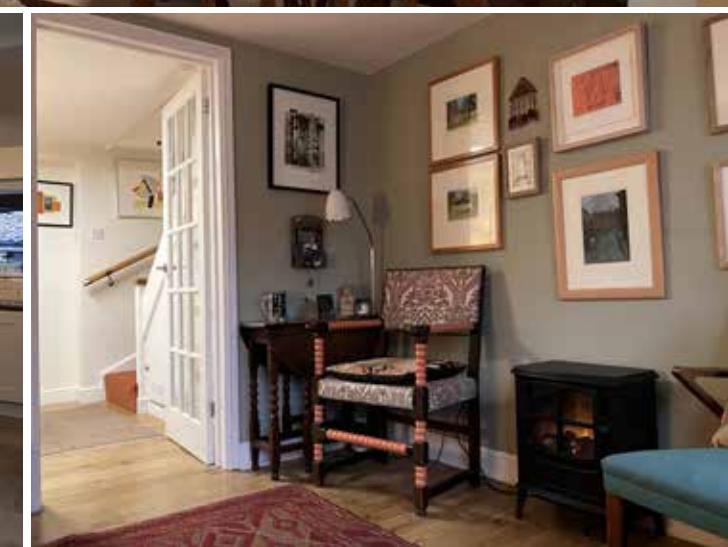
The ground floor offers a warm and welcoming sitting room, a separate dining room, and a well-appointed fitted kitchen with integrated appliances including a fridge freezer, washer dryer, and dishwasher. Additional accommodation includes a cloakroom and a bright, light-filled sun room with double doors giving access to the garden.

Upstairs, the landing leads to two generous double bedrooms, with the principal bedroom enjoying a spacious dressing area fitted with extensive built-in wardrobes. A modern shower room completes the first-floor accommodation.

Outside, the charming cottage-style garden is a standout feature, with well-stocked borders and a patio area ideal for outdoor dining and entertaining. To the rear of the garden is a fantastic brick-built studio with power, lighting, and water connected which makes for an ideal home office, creative studio, gym or peaceful garden retreat away from the main house.

On-street parking is available.

## Charming Victorian semi with stylish interiors, pretty cottage garden, and versatile brick studio.



## The Location

Albion Street is a charming residential street within easy reach of local amenities, transport links, and the Suffolk coast. The property is well placed for enjoying local shops, pubs, and countryside walks, as well as being a short drive from Aldeburgh, Snape Maltings, and RSPB Minsmere.

Saxmundham Town Centre & Railway Station: 0.5 miles

Leiston: 6 miles

Aldeburgh: 8 miles

## Services

Mains water, mains electricity, mains drainage.

Gas-fired central heating via radiators, with electric under-floor heating to sun room and kitchen.

Water softener and filter fitted in kitchen.

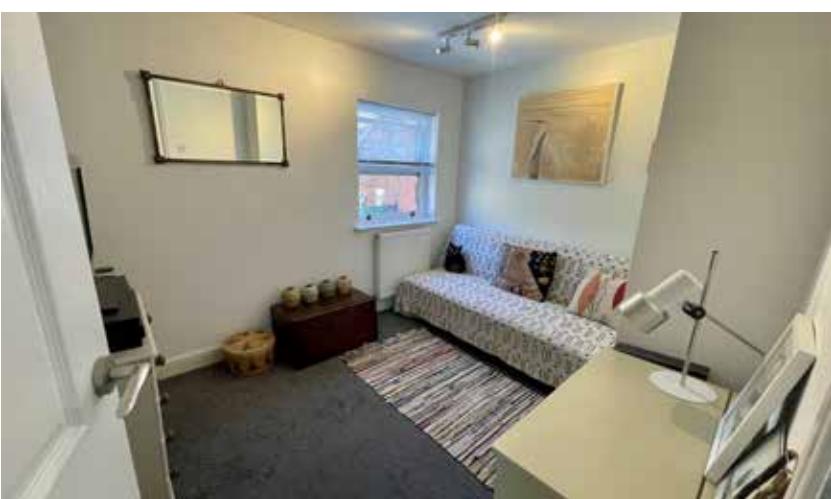
Solar panels are fitted to the roof at the rear of the property, south facing and are fully owned by vendor.

UPVC double glazing.

East Suffolk Council

Council Tax Band: A

## EPC Rating: D





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