

JENNIE JONES

EST. 1993

ESTATE AGENTS



ALBION STREET

Saxmundham | Suffolk

£599,995

52 ALBION STREET, SAXMUNDHAM, IP17 1BL

Saxmundham Station – 0.3 miles

Snape Maltings – 5 miles

Aldeburgh – 7 miles

- Entrance Hall ● Drawing Room ● Study ● Sitting Room ●
- Kitchen / Dining Room ● Utility Room ● Cloakroom ●
- Cellar ● Veranda ● Galleried Landing ● Bathroom ●
- Four Bedrooms ● Master with Ensuite Shower Room ●
- Garden ● Off Road Parking ●

The Property

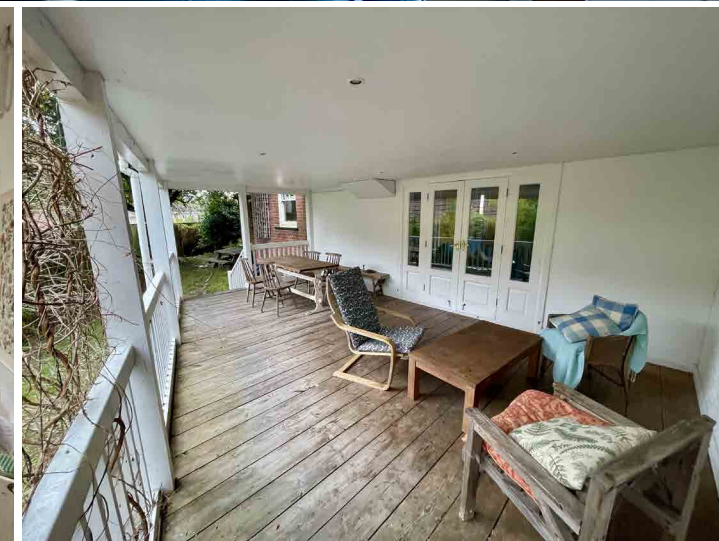
Occupying a prominent position at the top of Albion Street, 52 Albion Street is a rare and distinctive detached period home, originally constructed in 1914 as the town's grocer's shop. Built from traditional Suffolk red brick and set behind an attractive ivy-clad façade, the property has been thoughtfully converted into a substantial family home, offering an abundance of character, generous proportions and excellent potential for a new owner to further enhance and personalise.

Extending to spacious accommodation throughout, the house is notable for its high ceilings, wide hallways and light-filled rooms, with many enjoying dual aspect windows that create a wonderfully bright and airy feel.

The welcoming entrance hall, complete with original stone tiled flooring, provides an immediate sense of grandeur and leads to an elegant drawing room on one side and a versatile study or snug on the other, complete with fibre broadband connection, making it ideal for those working from home.

At the heart of the property is an impressive sitting room which flows seamlessly into the generous kitchen/dining room, creating a superb space for both everyday family life and entertaining. French doors open onto a delightful covered veranda, offering a sheltered outdoor entertaining area that

A handsome town house with history, character and endless potential



can be enjoyed throughout the year whilst overlooking the private gardens.

The kitchen is complemented by a practical utility room and cloakroom, whilst beneath the property a large, dry cellar with full standing head height provides exceptional storage and offers exciting potential as a workshop, hobby room or wine cellar.

The first floor offers four well-proportioned bedrooms, including a spacious principal suite with a large en-suite shower room featuring a walk-in pumped shower. The family bathroom is fitted with a bath and overhead shower and presents an opportunity for cosmetic updating to suit a purchaser's own taste.

Outside, the property continues to impress. As a fully detached home, it enjoys gardens on all sides, creating an excellent degree of privacy. The covered veranda provides an attractive extension of the living space, whilst the garden also benefits from a watertight tool shed, bicycle store, outside WC and off-road parking.

Having been a much-loved home for many years, 52 Albion Street offers a rare opportunity to acquire a substantial period property combining fascinating local history with generous family accommodation. Beautifully liveable as it stands, there remains scope for sympathetic updating, allowing the next owner to create an exceptional Suffolk home tailored to their own style.



Location

52 Albion Street enjoys an enviable position in the heart of Saxmundham, one of East Suffolk's increasingly sought after market towns. The High Street, with its excellent selection of independent shops, cafés, restaurants, Waitrose and Tesco, is just a short walk away, whilst Saxmundham railway station, also within easy walking distance, provides regular services to Ipswich and onward connections to London Liverpool Street.

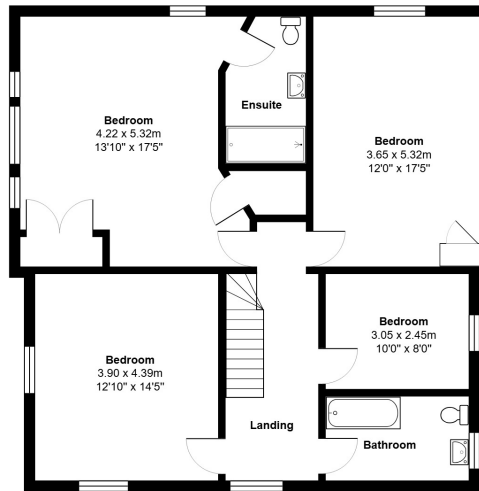
Perfectly placed for exploring the Suffolk Heritage Coast, the renowned destinations of Aldeburgh, Thorpeness, Snape Maltings, Dunwich and Walberswick are all within easy reach by road or public transport. Surrounded by beautiful countryside and picturesque villages, Saxmundham offers the ideal balance of market town convenience and coastal lifestyle, making it an increasingly desirable place to call home.

Services: Mains water, mains drainage mains electricity, & mains gas. Gas heating via Radiators.

Local Authority - East Suffolk Council
Council Tax Band: D

EPC Rating: D





Total Area: 215.2 m² ... 2317 ft²



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