



Charming house set in wonderful mature gardens

48 Saxmundham Road, Aldeburgh, Suffolk, IP15 5JE

Freehold

savills

4 bedrooms • 2 bath/shower rooms • 3 reception rooms
• kitchen/utility room • mature gardens • ample off
street parking

Local information

48 Saxmundham Road is extremely well situated close to centre of the town of Aldeburgh and is positioned in a very popular setting between the golf course and the town.

The sought after coastal town of Aldeburgh is centrally positioned in the Suffolk Heritage Coastline with superb recreational facilities including sailing and fishing on the coast and River Alde, a number of 18 hole golf courses are in the area including Aldeburgh's own course within easy walking distance, Snape Maltings, the home of the famous Aldeburgh Festival is about 5 miles away and the town benefits from a variety of excellent shops, public houses, restaurants and a cinema.

Saxmundham, which is about 8 miles has a station which connects to Ipswich and its direct line to London's Liverpool Street station.

About this property

48 Saxmundham Road is a charming detached house set well back from the road amongst beautiful mature gardens.

Internally the house has great character with numerous features including fireplaces and French windows. The accommodation flows remarkably well with a central reception hall giving access to a spacious kitchen/breakfast room and two/three reception rooms overlooking the gardens. The sitting & dining rooms both have fireplaces,

which require reinstating and doors opening out to the terrace and gardens.

The first floor accommodation offers four light and bright bedrooms. The principal bedroom has an en-suite bathroom & dressing room/bedroom four. There are a further two bedrooms and a family bathroom.

The gardens lie to the south-west and are a particular feature of the house with a wonderful range of mature trees, shrubs, lawns and borders. A terrace runs along the rear of the house, perfect for al fresco dining.

The gardens are wonderfully mature and private and yet the house is located within easy walking distance of the shops, the town, the beach and the river.

To the front, the house is approached on a private driveway with parking for several cars.

Services
Mains water, gas, electricity and drainage.

Tenure
Freehold

EPC rating = E

Viewing
Strictly by appointment with Savills





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Approximate Area = 1781 sq ft / 165 sq m

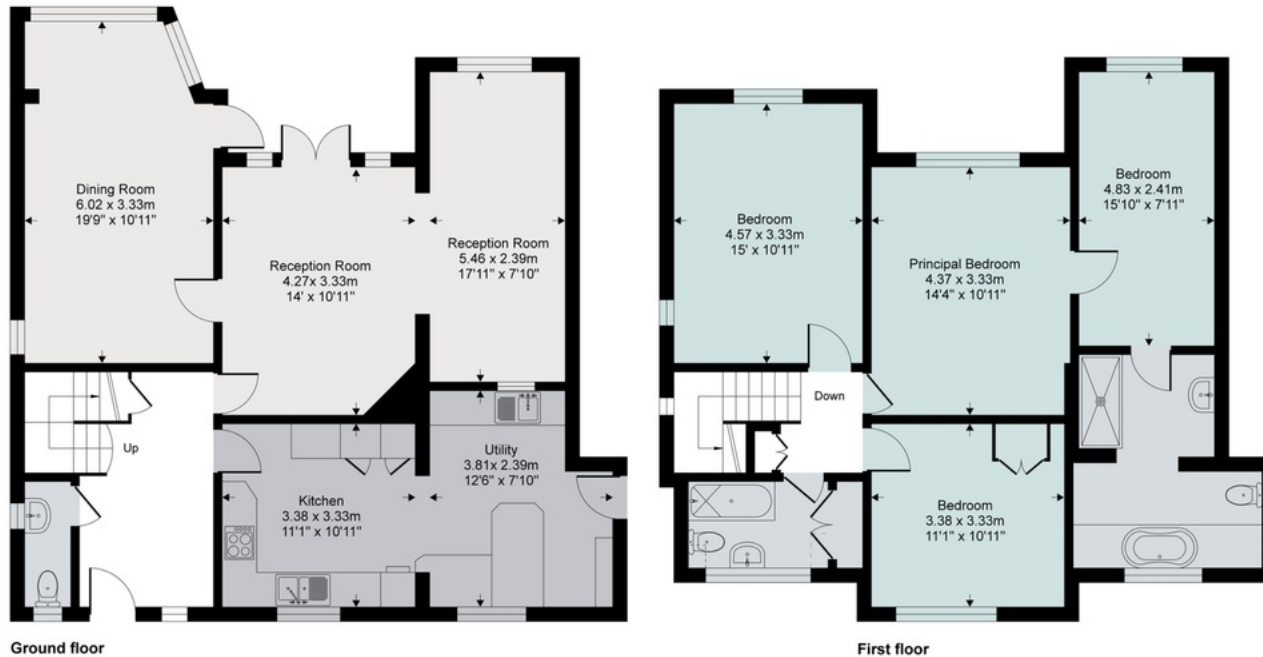
Limited Use Area(s) = 3 sq ft / 0.2 sq m

Total = 1784 sq ft / 165 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 760490

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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