

# 9 Reed Lane - Offers In Excess Of £290,000

Red Lodge Bury St. Edmunds IP28 8ZA

shires  
residential



*"Consistently providing outstanding service to our clients"*

# Offers In Excess Of £290,000

## The Property

Shires Residential Sales are delighted to present this modern and beautifully presented three-bedroom semi-detached house, located on the sought-after Reed Lane in the popular village of Red Lodge.

Built in 2017 and offering approximately 807 sq ft of well-designed accommodation, the property provides an excellent balance of modern living, comfort and space.

Inside, the home features:

Three double bedrooms, including an en-suite to bedroom one  
A modern kitchen/diner Separate living room/reception room  
Cloakroom / Family bathroom

Externally, the property benefits from a private rear garden and a double car port, providing parking for two vehicles.

Situated near Bury St Edmunds, Cambridge and Newmarket, Red Lodge offers a peaceful village setting while remaining close to local amenities, schools and transport links.

This is an ideal home for first-time buyers, families or anyone seeking a stylish and well-located modern property. Early viewing is highly recommended. Feel free to call Shires.

## Features

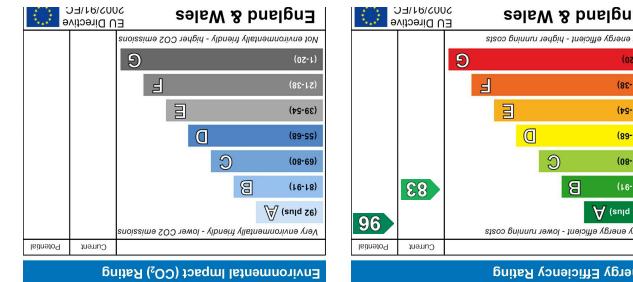
- THREE DOUBLE BEDROOMS
- POPULAR LOCATION
- MODERN THROUGHOUT
- STILL WITHIN 10 YEAR NHBC WARRANTY
- PARKING
- DOUBLE CAR PORT
- IDEAL FAMILY HOME
- MODERN GARDEN
- WELL MAINTAINED
- ENCLOSED GARDEN





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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Shires Estate Agents, Mildenhall  
About Shires Estate Agents, Mildenhall  
Shires Estate Agents, Mildenhall is a family run estate agency based in Mildenhall, Suffolk. We have been in business for over 20 years and have established a strong local reputation for our friendly, professional and efficient service. We specialise in the sale and rental of residential properties, including houses, flats, and cottages. We also offer a range of services such as property management, valuations, and lettings. Our team of experienced agents are dedicated to providing the best service possible to our clients, and we are committed to finding the right property for everyone. We believe that our success is based on our strong relationships with our clients and the local community, and we are always looking for ways to improve and exceed expectations. If you are looking for a property in Mildenhall or the surrounding area, please don't hesitate to contact us. We would be happy to help you find the perfect home.



Floorplan for 3 bedroom house for sale  
GROUND FLOOR  
1ST FLOOR