

# 9 Reed Lane - Offers Over £280,000

Red Lodge Bury St. Edmunds IP28 8ZA



*"Consistently providing outstanding service to our clients"*

# Offers Over £280,000

## The Property

Delighted to present this stylish and beautifully maintained three-bedroom semi-detached home, ideally situated on the highly sought-after Reed Lane in the popular village of Red Lodge.

Constructed in 2017, the property offers approximately 807 sq ft of thoughtfully designed living space, perfectly balancing modern style, comfort, and practicality.

The accommodation comprises three well-proportioned double bedrooms, including a principal bedroom with its own en-suite shower room. The ground floor features a contemporary kitchen/diner ideal for both everyday living and entertaining, alongside a separate, welcoming living room. A convenient cloakroom completes the ground floor, while a modern family bathroom serves the upper level.

Externally, the property boasts a private rear garden, perfect for relaxation and outdoor dining, as well as a double car port providing off-road parking for two vehicles.

Red Lodge offers an attractive village lifestyle with excellent access to nearby Bury St Edmunds, Cambridge, and Newmarket. The area benefits from a range of local amenities, reputable schools, and convenient transport links, making it an ideal location for families and professionals alike

**Agent's Note:**  
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.


## Features

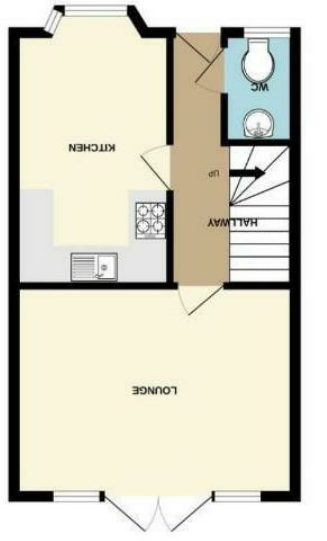
- THREE DOUBLE BEDROOMS
- POPULAR LOCATION
- MODERN THROUGHOUT
- STILL WITHIN 10 YEAR NHBC WARRANTY
- PARKING
- DOUBLE CAR PORT
- IDEAL FAMILY HOME
- MODERN GARDEN
- WELL MAINTAINED
- ENCLOSED GARDEN



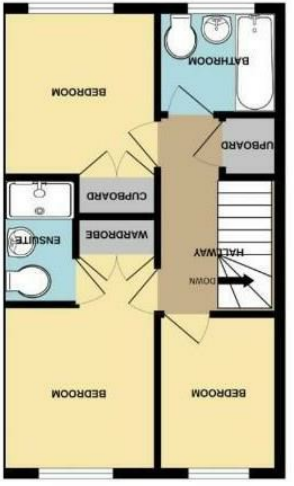


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.


**Shires**  
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 About Shires Estate & Letting Agents, Mildenhall

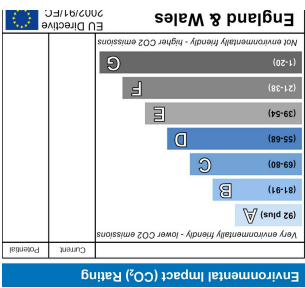
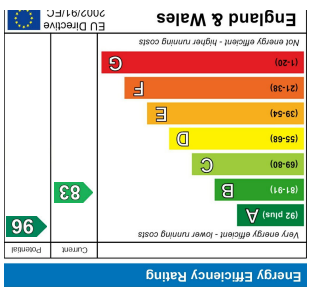


Floorplan for 3 bedroom house for sale



1ST FLOOR

EPC energy ratings have been made to ensure the accuracy of the figures contained here. Measurements of energy ratings and any other data are taken on the day of the visit and are subject to any variations in weather conditions. The energy ratings are based on the information provided by the seller and are not guaranteed. The energy ratings are based on the information provided by the seller and are not guaranteed. The energy ratings are based on the information provided by the seller and are not guaranteed.



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