

# 136 Ferry Lane - Offers In The Region Of £350,000

West Row Bury St. Edmunds IP28 8PT

**shires**  
residential



*"Consistently providing outstanding service to our clients"*



# Offers In The Region Of £350,000

## The Property

This well-presented four-bedroom detached family home is offered chain free and ready to move into, making it an ideal choice for a smooth and straightforward purchase. Conveniently located close to Mildenhall, the property enjoys attractive open field views to the front.

The accommodation offers flexible and comfortable living space, comprising three first-floor bedrooms and an additional ground-floor bedroom, ideal for guests, multi-generational living, or home office use. The property further benefits from two bathrooms, including a convenient ground-floor bathroom.

Externally, the property features off-road parking to the front, a garage, and a generous rear garden, providing excellent space for outdoor entertaining, children, or pets.

An excellent opportunity for families or professionals seeking a detached home in a convenient location. Early viewing is highly recommended.

## Features

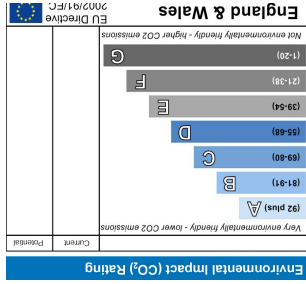
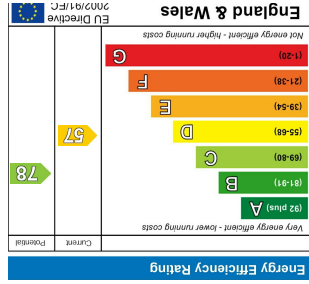
- FOUR BEDROOM DETACHED FAMILY HOME
- OFFERED CHAIN FREE
- READY TO MOVE INTO
- TWO BATHROOMS
- OPEN FIELD VIEWS TO THE FRONT
- CLOSE TO MILDENHALL AIR BASE
- OFF-ROAD PARKING
- GARAGE
- GENEROUS REAR GARDEN
- IDEAL FOR FAMILIES OR PROFESSIONALS







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.



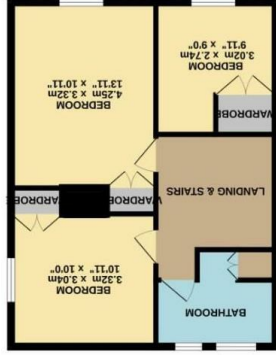
Shires Residential  
4 New Street, Mildenhall, Suffolk, IP28 7EN  
T: 01638 712132  
E: mildenhall@shiresestateagents.co.uk  
www.shiresresidential.com

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Measure with Mapelec 02024



GROUND FLOOR  
91.2 sq.m. (981 sq.ft.) approx.



FIRST FLOOR  
47.0 sq.m. (506 sq.ft.) approx.