

# 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

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

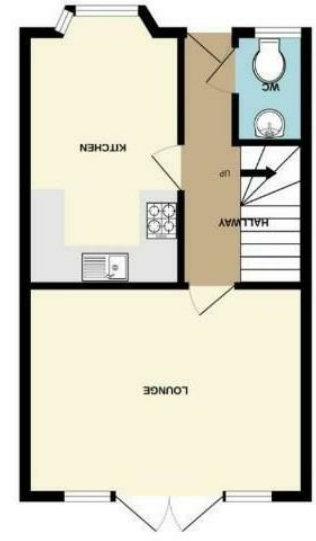




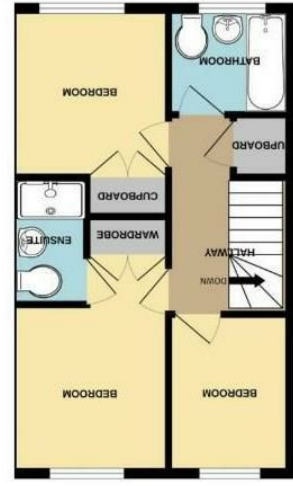
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided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


**To view this property or request more details, contact**  
 01638 597090  
 4 New Street, Mildenhall, IP28 7EN  
 About Shires Estate & Letting Agents, Mildenhall

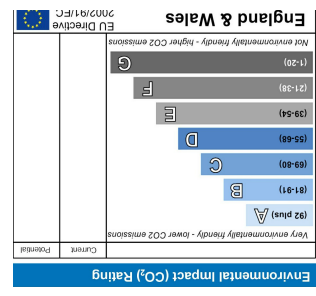
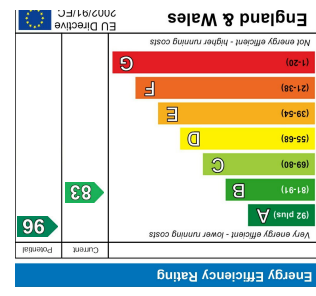
Whilst every effort has been made to ensure the accuracy of the description, the description is provided as a guide only. It is not intended to constitute an offer of any financial product. The services provided are subject to change without notice and are provided on an "as is" basis. The services provided are not intended to be used as a basis for any financial decision. The services provided are not intended to be used as a basis for any financial decision.



Floorplan for 3 bedroom house for sale



1ST FLOOR



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