



9 Reeds Bay, Preston, PR4 2PR

£425,000

What an incredible lodge! Situated in a private, gated community, featuring a water sports lake, exclusively for residents. This is a stunning lodge, presenting immaculately throughout.

Luxurious Open-Plan Living Space: The Aspire Modena features a spacious open-plan lounge, kitchen, and dining area with natural light pouring in through skylights, and stunning views of the boating lake, perfect for entertaining.

Custom-Designed Kitchen: The large kitchen boasts modern grey units, integrated appliances, a central island with a breakfast bar, and a sleek pop-up power socket, making it as functional as it is stylish.

Opulent Master Suite: The master bedroom is a peaceful retreat with floor-to-ceiling windows, built-in wardrobes, a TV, and a luxurious ensuite featuring a rainfall shower and his-and-hers sinks with backlit mirrors.

Impressive Outdoor Decking: Enjoy the outdoors with a wraparound deck featuring glass balustrades, offering all-day sun and an ideal space for relaxing or dining.

Upon entering, you're welcomed into a warm and inviting hallway, which is thoughtfully separated from the lounge by a sleek, modern wood-slat divider. This unique feature strikes the perfect balance between the timeless beauty of natural wood and the contemporary appeal of open, airy spaces. The cloak area is both practical and stylish, with cloak hooks and a convenient storage cupboard for coats and the washer dryer.

The beautiful herringbone parquet flooring creates a luxurious, warm atmosphere throughout this stunning lodge, seamlessly flowing into the open-plan lounge, kitchen, and dining area. This expansive space is flooded with natural light, thanks to the skylights, and boasts lovely lake views. The lounge features a wall-mounted smart TV and two comfortable sofas, complemented by a coffee table and a striking freestanding gas log burner, perfect for relaxing evenings. Two sets of bi-folding doors open out from the lounge and dining area, creating plenty of space for entertaining family and friends. The dining area features a large table and chairs, comfortably seating six, and offers stunning

outdoor views of the corner plot and the boating lake.

Custom designed specifically for Reeds Bay, this luxury lodge exudes high ceilings and opulent décor. It's everything you could ever want in a holiday home and more! The large kitchen, with its central island, is fully equipped with modern grey wall and base units, and boasts integrated appliances, including a full-size fridge/freezer, dishwasher, induction hob with extractor fan, oven, grill, and microwave. The island doubles as a breakfast bar, complete with stools, and features a pop-up power socket that can be neatly concealed when not in use. Pendant lighting above the island adds a touch of elegance, while the additional storage and wine fridge provide the perfect blend of functionality and style.

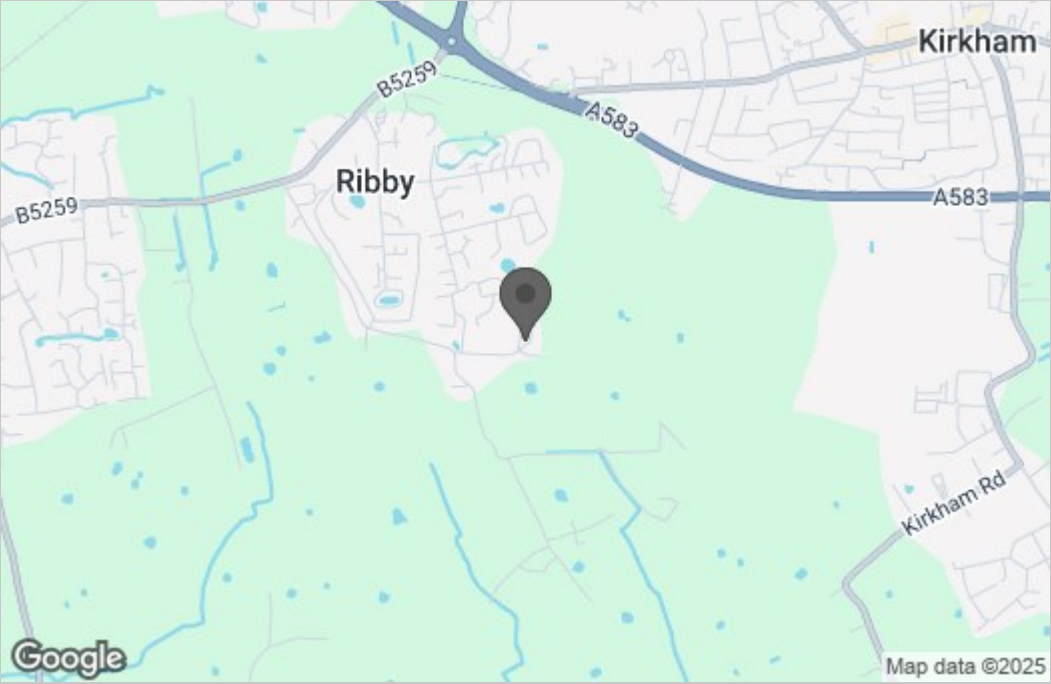
The hallway leads to three generously sized bedrooms and a luxurious family bathroom. Each bedroom offers true comfort and sophistication. The master suite is a tranquil retreat, featuring floor-to-ceiling windows, built-in wardrobes, and a TV. The ensuite bathroom is equally luxurious, with modern wood-effect floor tiles, a rainfall shower, WC, heated towel rail, and a vanity unit with a full-width backlit mirror and pendant lighting on either side of the his-and-hers sinks. The double bedroom also includes built-in wardrobes and a TV, while the twin bedroom offers two single beds, a built-in wardrobe, and a TV.

Outside, the property boasts an impressive wraparound deck with glass balustrades, ensuring you enjoy sunlight throughout the day. Perfect for both relaxing and outdoor dining, this space offers an idyllic setting. The lodge also includes private parking and a storage shed, adding to the convenience and appeal of this incredible holiday home.

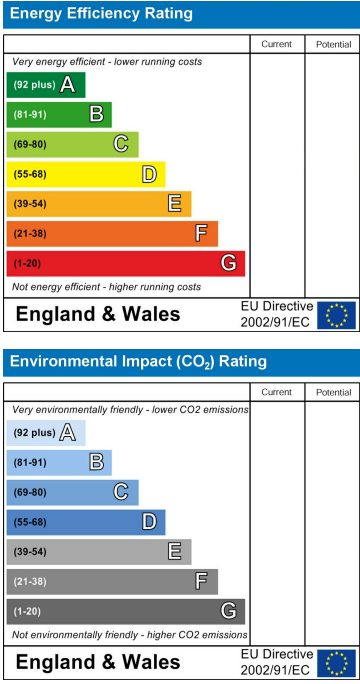
You don't often see a lodge to this calibre. It is an incredible opportunity, not to be missed. If you have any questions or would like to have a look, please get in touch ASAP.

Floor Plan

Area Map



Energy Efficiency Graph



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