



Bryning Lane, Wrea Green, Preston

Offers Over £450,000

Ben Rose Estate Agents are pleased to present to market this stunning home nestled in the heart of the picturesque village of Wrea Green, Preston. A lovely 2000 sq ft property boasts both modern luxury and bucolic charm. This exquisite four-bedroom home is a haven of tranquillity, offering a perfect blend of village life with contemporary living.

Upon entering, you're greeted by a spacious hallway that sets the tone for this expansive home, leading into an elegantly designed open-plan kitchen and dining area. The kitchen is a culinary dream with state-of-the-art appliances, sleek cabinetry, and a central island that doubles as a casual dining spot. Natural light floods through the large bi-fold doors that open to a beautifully landscaped garden, providing a seamless connection between indoor and outdoor spaces. The comforts don't stop there, as underfloor heating can be throughout the entirety of the ground floor keeping the large spaces warm through the colder months. Just off the kitchen is the convenient utility room that matches the contrasting tones of the kitchen. The lounge is an epitome of comfort with plush carpeting and neutral tones, providing a serene backdrop for relaxation and entertainment.

Moving upstairs, each of the four bedrooms is a sanctuary of peace, with the master bedroom benefiting from large windows that frame enchanting views of the surrounding countryside. The master also benefits from a dressing room and bespoke ensuite with His & Hers sinks. The property's bathrooms echo the sophistication found throughout the home, featuring modern fittings, marble-effect tiles, and an air of spa-like tranquillity. Each of the bedrooms are all doubles in size with bedroom two also taking in the front facing views and having a private ensuite of its own

Outside, the residence continues to impress with its ample off-road parking and a generous garden that's both private and comfortable. Whether it's for a growing family, professionals seeking solace from the city buzz, or anyone in between, this property promises a lifestyle of ease and elegance. An outbuilding offers a versatile space that can be tailored to your needs, whether it be for a home office, gym, or an cinema room, providing endless possibilities for customization.

With its idyllic location in Wrea Green combined with the convenience of being just a short drive from Preston city centre, this home offers the best of both worlds.

Don't miss the opportunity to own this slice of paradise, where every detail has been crafted for a life of luxury and leisure.



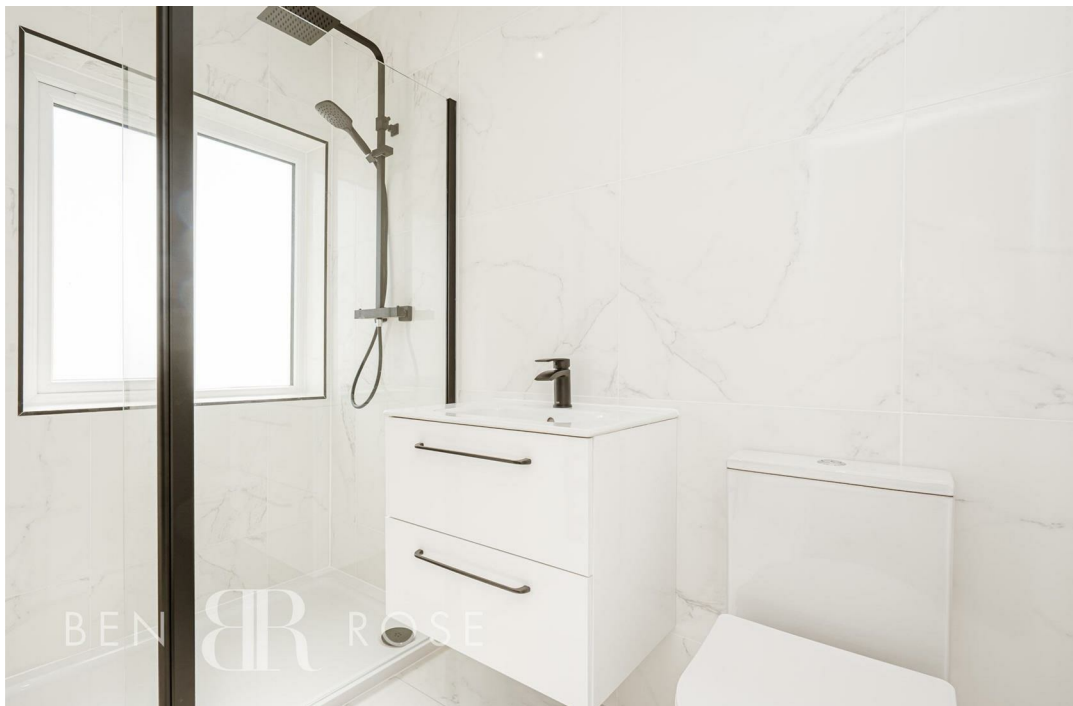












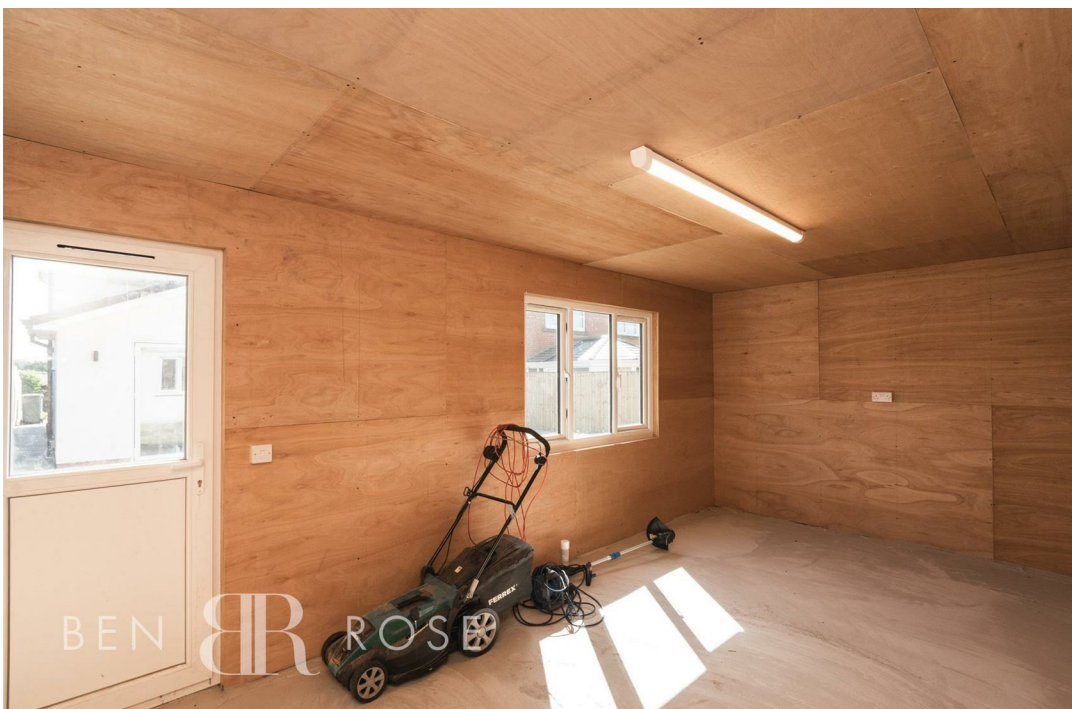


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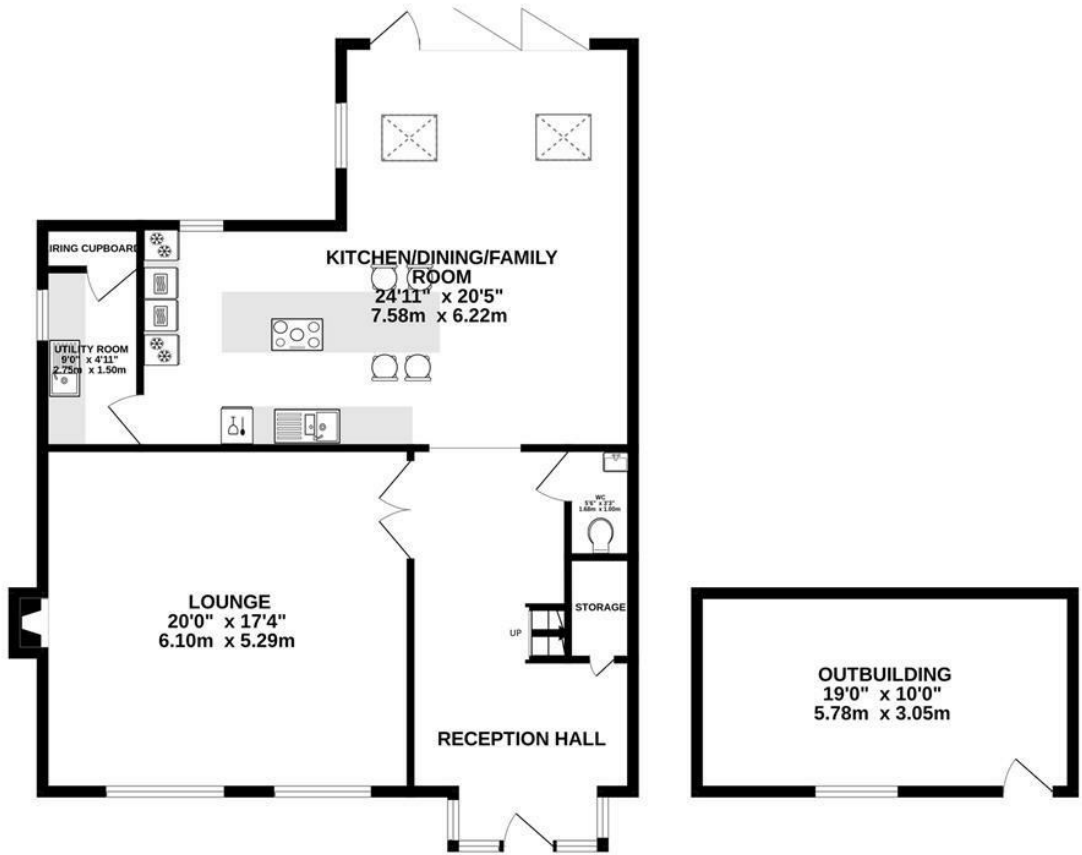
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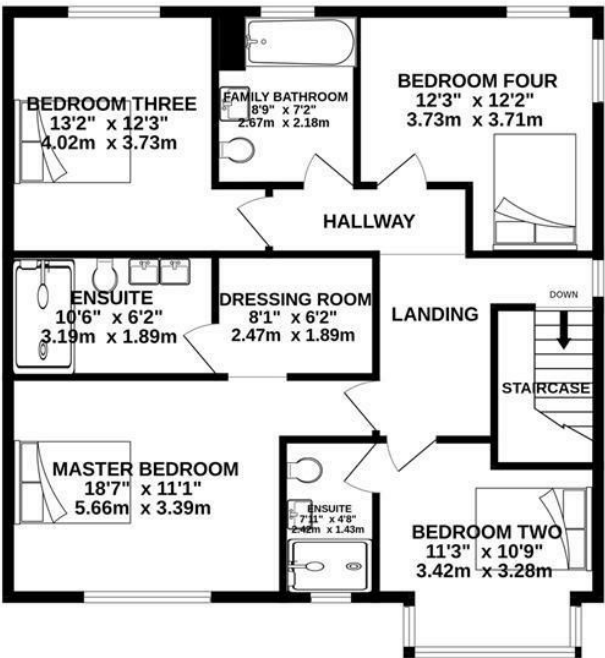


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GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 2099 sq.ft. (195.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

