

# Nightingale Lodge

£295,000



- Location: Reeds Bay 20
- Dimensions: 45ft x 20ft

- Bedrooms: 3
- Year: NEW

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**Specification: New**

**Year: New**

**Location: Reeds Bay 20**

**Dimensions: 45ft x 20ft**

**Bedrooms 3**

**Licence: 40 Years**

**Site Fee Band: D**

#### Key Features

**Stunning Woodland & Lakeside Location:** Positioned with breathtaking views of surrounding woodlands and fields, providing a private, tranquil escape with a beautiful glass balustrade decking.

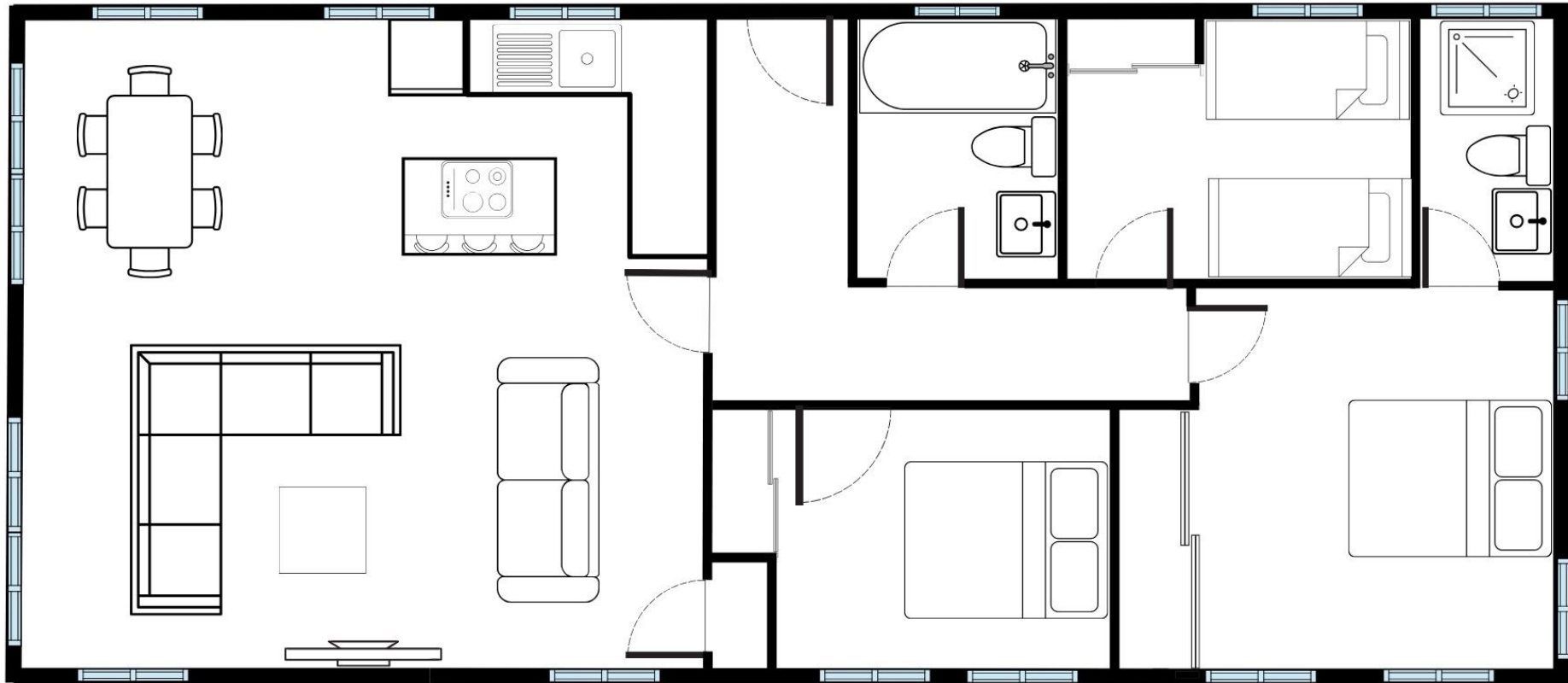
**High-End Kitchen & Appliances:** Modern kitchen featuring high-gloss units, a central island with breakfast bar, integrated appliances including a dishwasher, wine cooler, and Cuple microwave and oven.

**Contemporary Open-Plan Living:** Expansive living area combining the lounge, kitchen, and dining space, with large sliding doors leading to a spacious wraparound deck for seamless indoor-outdoor living.

**Luxury Bedrooms:** Three well-appointed bedrooms, including a spacious principal suite with an ensuite, built-in wardrobes, and floor-to-ceiling windows, allowing natural light to flood the space.



## Nightingale Lodge - Reeds Bay 20



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The hallway leads you to three generously sized bedrooms and the family bathroom. The double bedroom benefits from floor to ceiling windows, flooding the room with natural light. It also includes a built-in wardrobe and a wall-mounted TV. The twin bedroom is furnished with two single divan beds, a built-in wardrobe, and a wall-mounted TV. The principal bedroom is a true sanctuary, featuring an abundance of space and more floor-to-ceiling windows, creating a light, airy retreat. Built in wardrobes, a wall-mounted TV, and an ensuite with a shower, heated towel rail, WC, and sink complete this beautiful room. The family bathroom is also spacious, with a bath, WC, sink, and heated towel rail.

Externally, the lodge boasts decking with elegant glass balustrades that wrap around the front and side, providing the perfect spot to enjoy the views. There's also a storage shed with an electricity supply for added convenience.

Positioned to offer stunning views of the surrounding woodlands and fields, this holiday home truly feels like your very own woodland retreat. Whether you're looking for a peaceful escape or a luxury lodge that blends seamlessly into nature, the Nightingale Lodge is sure to impress.

Located at Reeds Bay 20, this luxury lodge is the epitome of modern living in a natural paradise. Don't miss the chance to make this distinctive, beautifully designed lodge your new getaway!

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As you step inside, you're welcomed by a beautifully decorated, contemporary hallway that sets the tone for the rest of the lodge. To your right is the spacious, light-filled living area, which seamlessly combines the lounge, kitchen, and dining areas.

The living area is furnished for maximum comfort and relaxation, featuring a large corner sofa and a separate double sofa, plenty of space for everyone to unwind. These stylish sofas are arranged around a stunning feature media wall, complete with a TV, shelving, and a chic coffee table. The dining area is located beside the kitchen, offering a large dining table with stylish chairs that comfortably seat six. The living and dining area opens up with three sets of sliding doors, leading to the outside decking area. Picture dining al fresco in the summer months, with the doors open, the sounds of birdsong filling the air!

The kitchen is both functional and stunning, with a blend of grey and oak tones that create a sophisticated atmosphere. It boasts high-gloss units and a matching island, which also includes a breakfast bar. The island is equipped with a Caple electric hob, extractor fan, and additional storage space beneath. The kitchen also features a full sized fridge/freezer, integrated dishwasher, wine cooler, washer/dryer, and an integrated Caple microwave and oven, making it a perfect space for cooking and entertaining.





**Reeds Bay is an elite, gated community set within 20 acres of land, offering just 20 contemporary, bespoke holiday homes.**

Each property is individually designed to the highest standard, blending modern aesthetics with luxurious comfort. The homes are equipped with mains gas and state-of-the-art CAT 6 Ethernet cables for seamless connectivity.

As a resident of Reeds Bay, you'll enjoy exclusive access to a wide range of premium onsite amenities, including 8 platinum passes to our exceptional facilities. Additionally, residents have the privilege of using our private boating lake, where you can relax and unwind with paddle boards and canoes.

This is a rare opportunity to own a piece of paradise in a community that places privacy, luxury, and modern convenience at the forefront.

**‘Platinum’ Passes include access to use:**

- Thermal journey experience at The Spa Hotel\*
- The NEW Boating lake.
- State-of-the-art gymnasium.
- Family Leisure Pool including splash slides.
- 25m Adult-only swimming pool with steam room and jacuzzi.
- Racquet sports including tennis, badminton, table tennis, squash.
- Adults and children’s fitness classes.
- Crèche.
- Nine hole golf course.
- Fishing.
- Outdoor adventure playgrounds.
- Family entertainment in The Hive and adult entertainment in Harrison's Bar.
- Beautiful walking trails and Village Garden.
- Eight bars and eateries.

\*Access for two people, twelve times during the year







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