BEN ROSE

Reedfield Place, Bamber Bridge, Preston — £2,195 Per Month

Ben Rose Estate Agents are delighted to present to let this spectacularly well-presented and newly renovated detached family home, situated within the highly sought-after area of Bamber Bridge.

Beautifully finished throughout, this impressive property offers a superb blend of generous living accommodation, contemporary design and excellent outdoor space, making it an exceptional home for families seeking both comfort and practicality.

Bamber Bridge is a popular and well-established community, offering a fantastic range of everyday amenities including supermarkets, shops, restaurants, cafés, pubs, leisure facilities and local green spaces. The nearby towns of Preston and Leyland provide an even wider selection of shopping, schooling, dining and recreational opportunities.

The location is particularly well suited to commuters, with Bamber Bridge railway station providing convenient rail connections towards Preston, Blackburn and beyond. Excellent road links via the M6, M61 and M65 also provide easy access throughout Lancashire and the wider North West, making this an ideal location for both families and professionals.

Entering this impressive home, the welcoming entrance hall provides access to the principal rooms across the ground floor. The true centrepiece is the exceptionally spacious open-plan kitchen and dining room, which has been beautifully renovated with a brand-new contemporary kitchen featuring stylish cabinetry, quality worktops, a range of integrated appliances and the particularly desirable addition of a wine cooler. A substantial central island incorporates a breakfast bar, creating a superb social space for everyday family life and entertaining, whilst multiple windows flood the room with natural light and double doors open directly onto the rear garden. The adjoining utility room provides valuable additional storage and practicality. Continuing through the hall, the bright and airy lounge offers a comfortable reception space, enhanced by a contemporary wall-mounted fire and sliding doors overlooking the front garden. Also situated on this floor are two generously proportioned double bedrooms, with one benefitting from its own sliding doors overlooking the front garden as well, alongside a beautifully appointed modern four-piece family bathroom serving the bedrooms.

Heading upstairs, the first floor provides a fantastic private retreat in the form of the impressive master bedroom. Bathed in natural light courtesy of multiple skylights, this generous bedroom offers a peaceful and luxurious space away from the main living accommodation and further benefits from its own modern en-suite shower room, complete with shower, wash basin and WC. The thoughtful arrangement provides excellent separation between the principal suite and the two bedrooms located on the ground floor, making the property particularly appealing to growing families or those requiring flexible accommodation.

Externally, the property is approached through gates onto an expansive gravel driveway providing ample parking for multiple vehicles, with the attractive wrap-around lawn and tall surrounding hedges creating an impressive approach whilst also offering a high degree of privacy. To the rear, the property continues to impress with a substantial two-tiered patio providing plenty of space for outdoor dining, entertaining and garden furniture, creating a superb extension of the home's already generous living accommodation. A large garage opens onto a further driveway to the rear, whilst an additional gravelled parking area sits alongside the property, providing an excellent level of off-road parking. Overall, this is a truly exceptional family home which has been comprehensively renovated and beautifully presented throughout, combining substantial and versatile accommodation with stylish modern interiors, excellent outdoor space and a highly convenient Buckshaw Village location.

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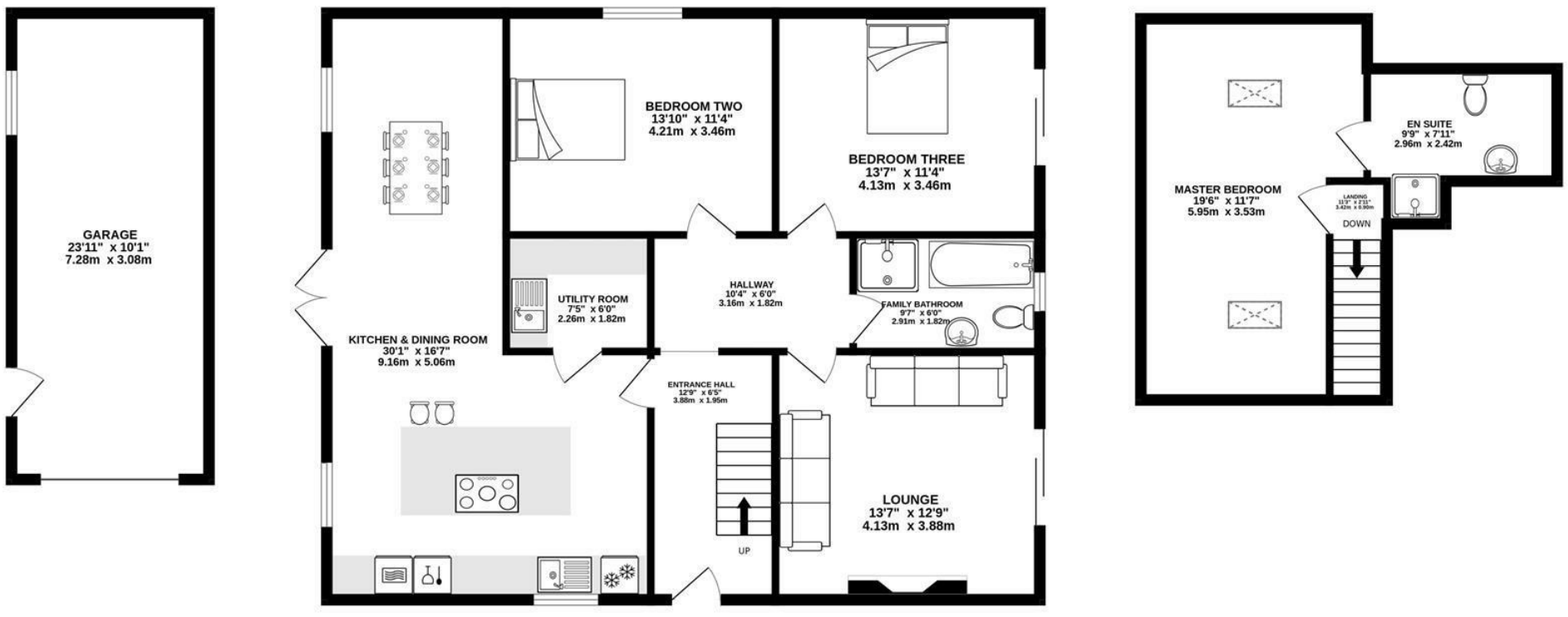
GROUND FLOOR
1333 sq.ft. (123.9 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1633 sq.ft. (151.8 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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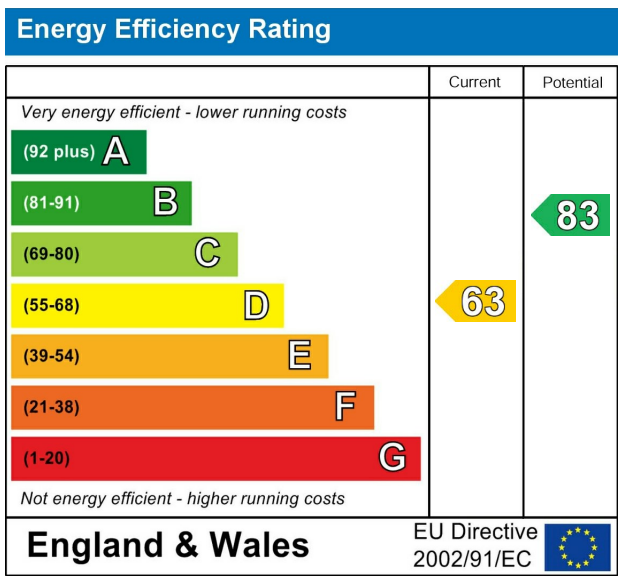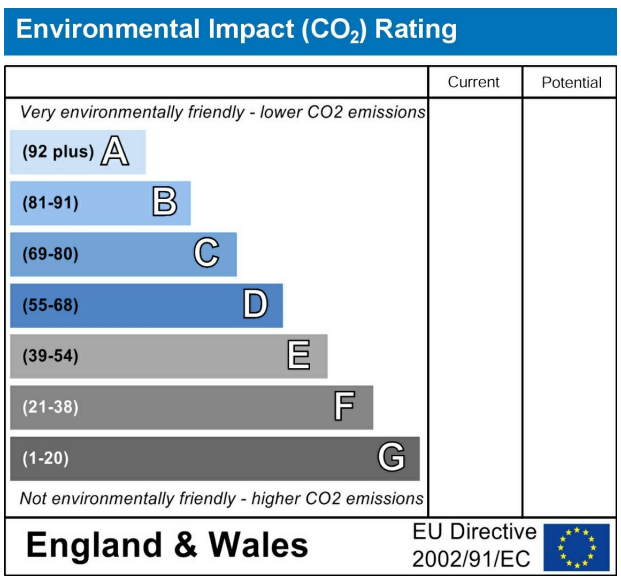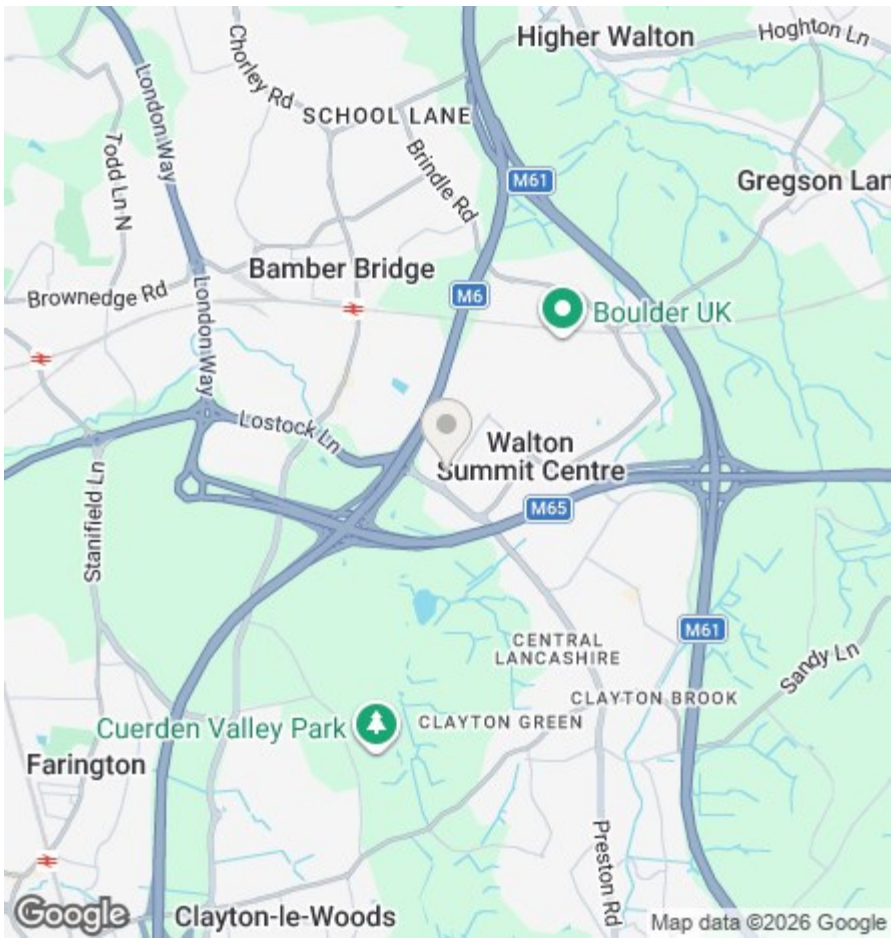
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.