



**Quadrant Estate Agents**

**£499,995**



**Pioneer Way, Bicester, OX26 1BF**

**4 Bedrooms & 3 Bathrooms**

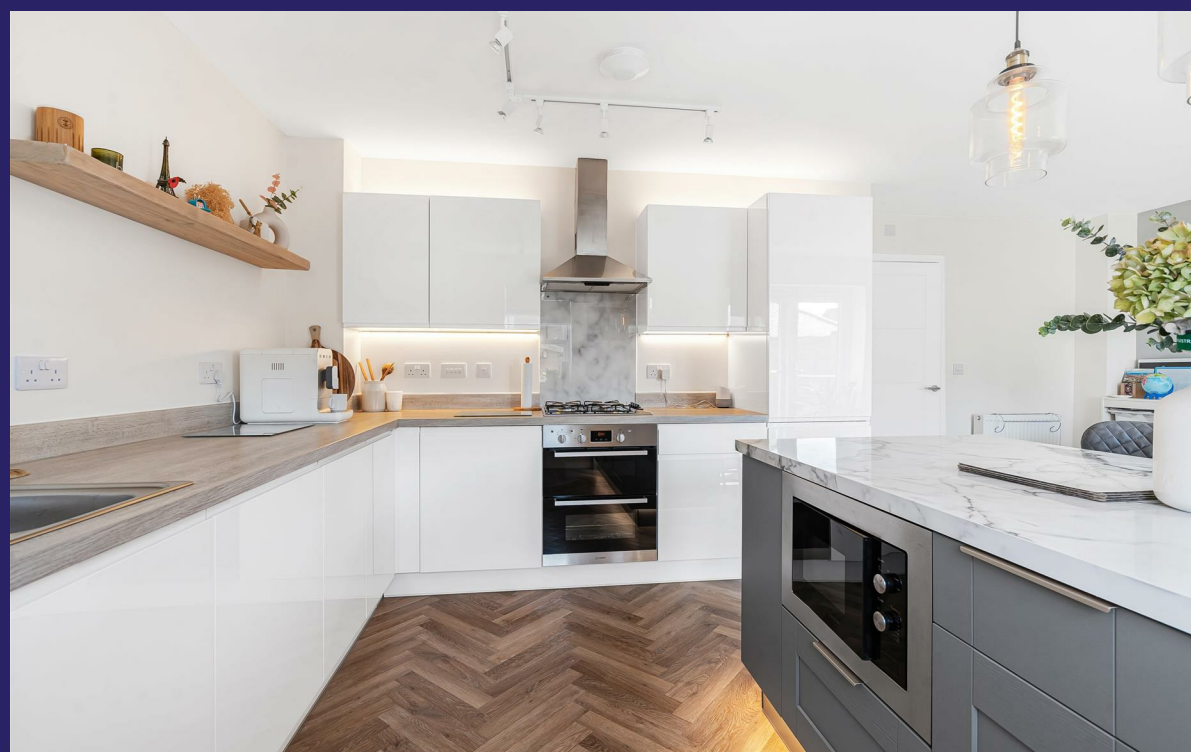
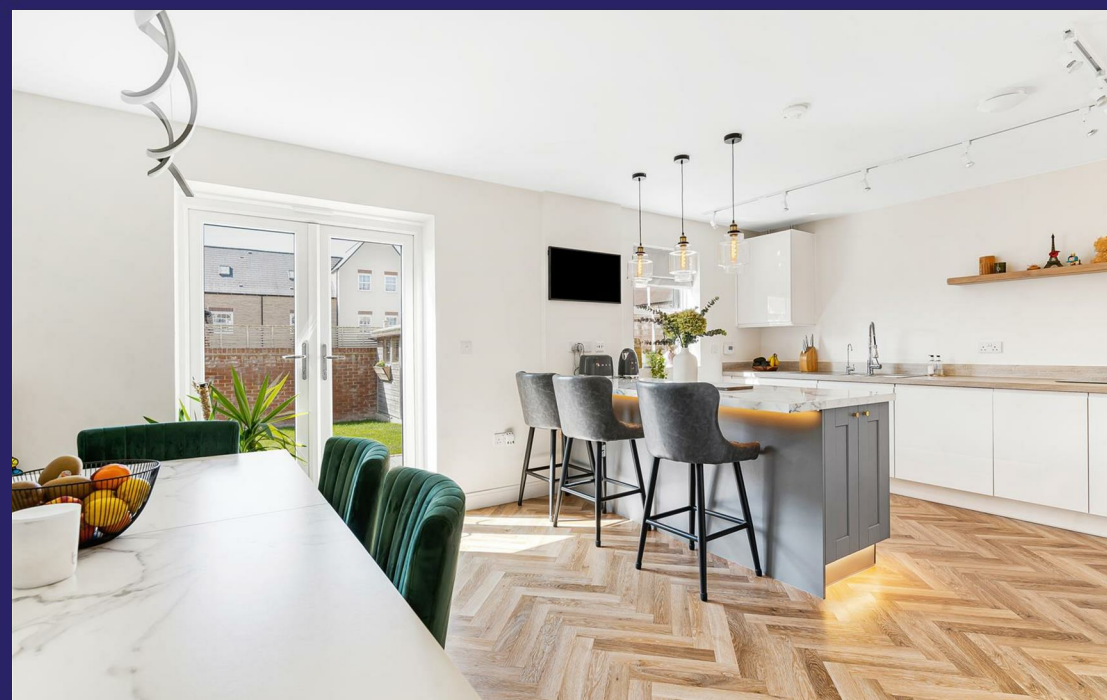
- Freehold
- EPC Rating - B
- Construction - Standard
- Mains Gas
- Mobile Phone Coverage - Please check using Ofcom Website
- Council Tax Band - E
- Council - Cherwell District Council
- Mains Electricity
- Mains Water
- Internet Coverage - Please check using Ofcom Website

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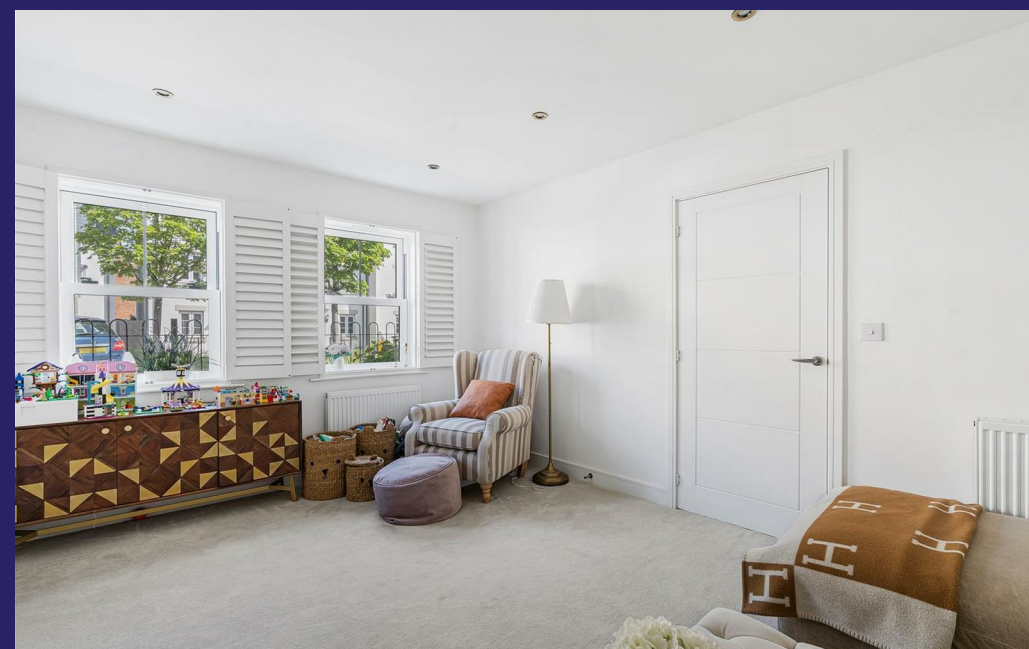
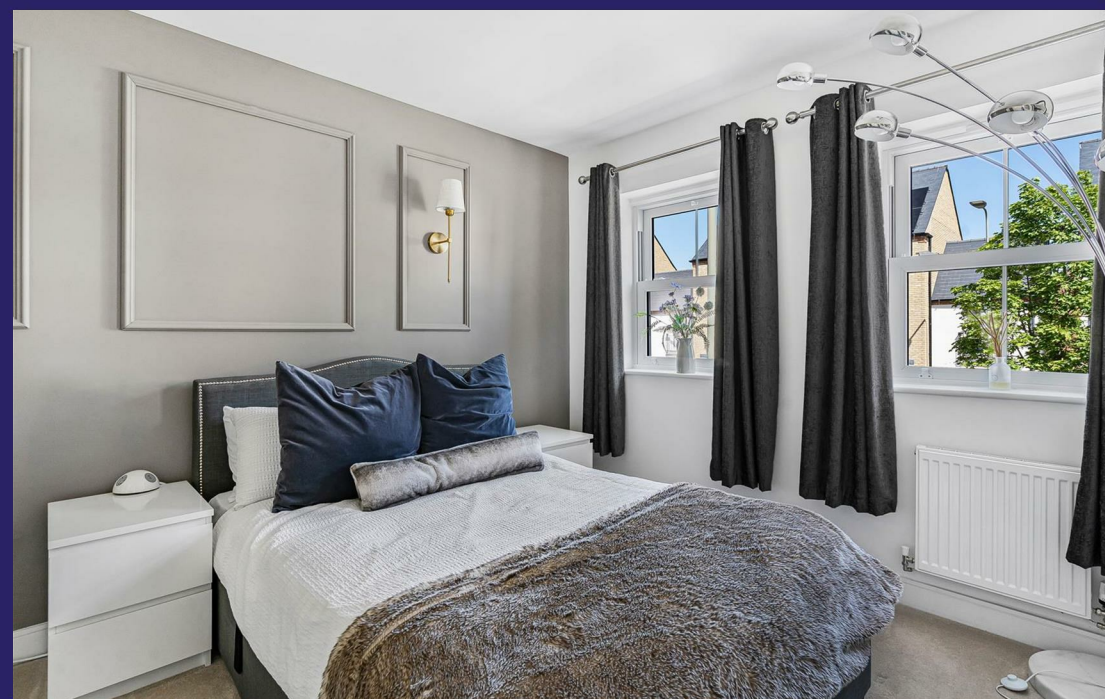
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**Approximate Gross Internal Area 1591 sq ft - 148 sq m  
(Excluding Garage)**

Ground Floor Area 603 sq ft – 56 sq m  
 First Floor Area 572 sq ft – 53 sq m  
 Second Floor Area 416 sq ft – 39 sq m  
 Garage Area 208 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



A superbly presented 5 Bedroom Ripley designed home built by Linden Homes located on the highly sought after Kingsmere development within walking distance to local shops, schools and Bicester Outlet Village. The property briefly comprises Entrance Hallway, Cloakroom, stairs rising to First Floor, spacious Kitchen/Dining Area with upgraded Centre Island. The Ground Floor flooring has been upgraded to Kardean Herringbone design Flooring throughout. On the First Floor there are Four Bedrooms, Family Bathroom and Ensuite Shower Room to Bedroom Two. On the Second Floor there is a Master Bedroom with Ensuite Shower Room and useful Eves Storage. Outside to the rear of the property there is a block paved driveway, with Electric Charging Point, providing parking for Two Vehicles leading to a superbly presented Single Garage with Eves Storage, Light & Power Points. Viewing comes very highly recommended.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings been tested. Room sizes should not be relied upon for furnishing purposes; they are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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