



10 Buckle Lane

Priors Hall Park, Northamptonshire NN17 5DR



**Simpson West**



Occupying a highly sought-after position within the prestigious Kirby Woodlands at Priors Hall Park development, this immaculately presented HIGH SPECIFICATION three-bedroom detached home—built by the renowned Davidson Homes—is proudly offered to the market for the very first time since new and with NO ONWARD CHAIN. Tucked away within a quiet cul-de-sac, this beautiful residence enjoys close proximity to local schools, shops, and an array of convenient amenities, all within easy walking distance.

Upon entering, you are welcomed by a bright and inviting entrance hall with a cloakroom/WC, leading through to a stylish living room featuring an elegant bay window that floods the space with natural light. The heart of the home lies in the impressive open-plan kitchen and dining area, complete with integrated appliances and French doors opening onto the rear garden—perfect for both family living and entertaining guests. Upstairs, you'll find three generously sized double bedrooms, including a luxurious principal bedroom with fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, beautifully finished to a high standard.

Outside, the landscaped rear garden offers a tranquil retreat, being both fully enclosed and wonderfully private. It features low-maintenance artificial lawn, multiple patio seating areas, and direct access to the single detached garage, which also benefits from a double-length driveway providing ample off-road parking. This stunning home perfectly combines modern comfort, tasteful design, and an exceptional location. Early viewing is strongly advised to fully appreciate all that this property has to offer.

Energy rating: B. Council Tax Band D.

£325,000



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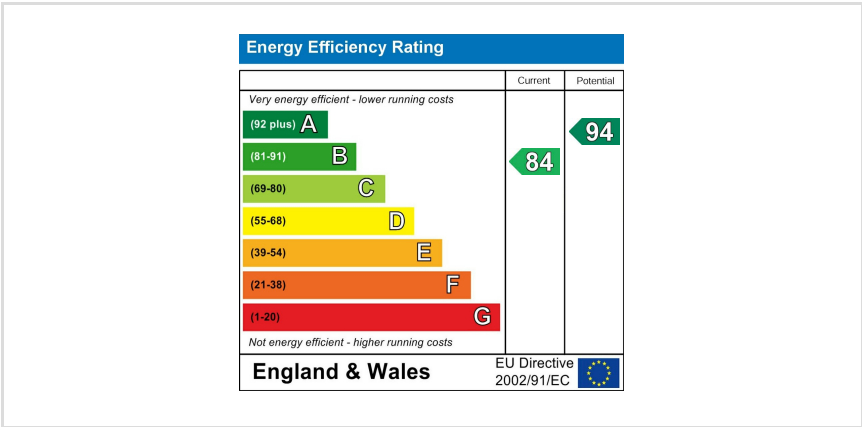


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When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



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Journey Personal



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