



**Connells**

Needlepin Way  
BUCKINGHAM

Needlepin Way  
BUCKINGHAM MK18 7RA

for sale offers in excess of  
**£475,000**



### Property Description

Nestled in the sought-after Lace Hill development, this four-bedroom detached home offers modern living just a stone's throw from local shops and a short stroll to the prestigious Royal Latin Grammar School.

Step inside to a welcoming entrance hallway, complete with a convenient WC and a separate study-perfect for working from home. The dual-aspect lounge, bathed in natural light, features French doors opening to the rear garden, while the well-equipped kitchen/diner boasts double doors to the same outdoor space, seamlessly blending indoor and outdoor living.

The first floor comprises three generous double bedrooms, two with built-in wardrobes, alongside a stylish three-piece family bathroom. Ascend to the second floor, where the expansive master suite awaits, complete with a dressing area featuring built-in wardrobes and a private three-piece en-suite.

Outside, a driveway accommodates two cars and leads to a garage, offering ample parking and storage. The rear garden comes with a patio area for entertaining and a lawn wrapped by a wall ensuring privacy.

This beautifully designed home combines practicality with elegance, making it an ideal choice for families seeking comfort and convenience in a prime location.

### Mortgage Services

Connells Buckingham have a Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, please contact us.





## Entrance Hall

## Cloakroom

## Lounge

19' 7" x 10' 1" ( 5.97m x 3.07m )

## Kitchen/Diner

14' x 15' 6" ( 4.27m x 4.72m )

## Study

11' 6" x 8' 7" ( 3.51m x 2.62m )

## Bedroom 2

12' 11" x 10' 3" ( 3.94m x 3.12m )

## Bedroom 3

11' 8" x 8' 11" ( 3.56m x 2.72m )

## Bedroom 4

7' 7" x 8' 11" ( 2.31m x 2.72m )

## Bathroom

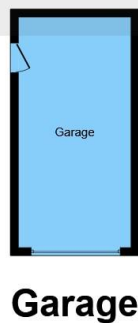
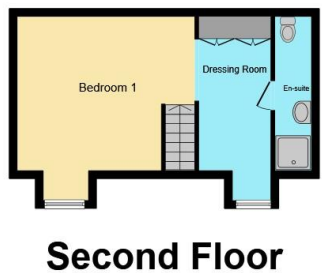
## Master Bedroom (2nd Floor)

13' 6" x 15' 9" ( 4.11m x 4.80m )

## Wardrobe/Dressing Room

## Ensuite





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

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Tenure: Freehold



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