



**Connells**

Pioneer Way  
Bicester

### Property Description

Built in 2021 and still covered by its NHBC Warranty, this impressive four-bedroom semi-detached home in Kingsmere offers a perfect blend of modern comfort, family living, and convenience. Arranged over three floors and spanning approximately 1600 sq. ft (excluding garage), it provides generous and versatile accommodation in one of Bicester's most sought-after developments.

The ground floor features a bright open-plan kitchen, family, and dining area-ideal for entertaining and everyday life, with direct access to the south-facing garden. The kitchen is equipped with a built-in oven, hob, extractor fan, fridge freezer, and dishwasher. A practical downstairs WC/utility room and internal access to the garage add further convenience.

On the first floor, a spacious living room (18'1 x 11'1) offers double doors opening onto a balcony that overlooks the garden. A large bedroom with ensuite also enjoys its own access to the balcony, creating an inviting and flexible layout. The second floor comprises three further bedrooms, including a second ensuite, and a modern family bathroom.

Externally, the property benefits from a private rear garden with a patio and lawn, a side gate leading to the garage, and driveway parking.

Additional highlights include full fibre broadband connectivity and a Hive smart heating system for modern energy efficiency.

Kingsmere is a vibrant community with primary and secondary schools, a Co-operative store, parks, and play areas. Bicester Village sought-after developments.



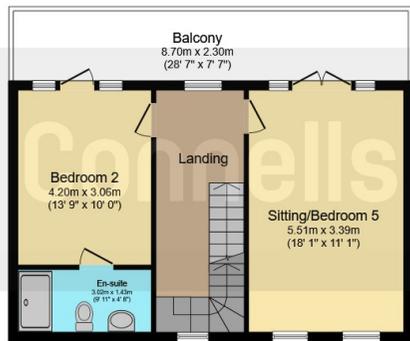
## Key Features

- Four-bedroom semi-detached family home built in 2021. Sold with NO CHAIN.
  - Open-plan kitchen/dining area with garden access
  - Two ensuite bedrooms plus family bathroom and WC/utility
  - First-floor living room and balcony overlooking the garden
    - South-facing rear garden with patio and lawn
    - Garage with driveway and internal hallway access
    - Hive smart heating system and full fibre broadband
- Excellent Kingsmere location near schools, station, and M40 links

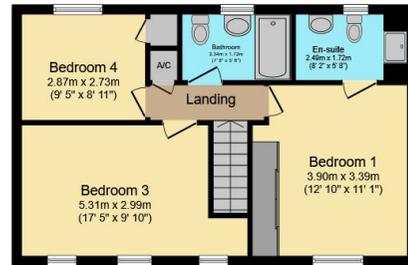




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 169.2 m<sup>2</sup> (1,821 sq.ft.) approx

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

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EPC Rating: B Council Tax  
 Band: F

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Tenure: Freehold



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