



£340,000 Freehold

PLOT 45, PETWORTH APPLETON VIEW, SHUTTLEWOOD ROAD | | BOLSOVER | S44 6RN

**BuckleyBrown**  
ESTATE AGENTS



**\*\*\*OPEN DAY EVENT\*\*\*** Come and see us on Thursday 19th February from 2pm until 6pm. The event will be held at BuckleyBrown Estate Agents - 1 Market Place, Bolsover, S44 6PN.

**A SUPERB NEW-BUILD OFFERING FLEXIBLE AND STYLISH LIVING SPACE...**

Set within the countryside-edge surroundings of Appleton View, this detached and inviting four-bedroom home offers refined family living within a thoughtfully landscaped and well-connected setting.

A welcoming entrance leads into the heart of the home, where a spacious lounge features a bay window, filling the room with natural light and adding character. The contemporary open-plan kitchen/dining area forms the centrepiece of the home, with a striking central island – perfect for entertaining. The luxury German-designed kitchen is complemented by high-specification Neff and Miele appliances, while bifold doors open onto the landscaped rear garden with a paved patio. Additional utility storage and a stylish downstairs WC enhance everyday convenience and the property is further complemented by a garage and driveway, offering secure off-street parking.

Upstairs, the first floor offers two generous double bedrooms and two well-proportioned single bedrooms with the principal bedroom boasting an ensuite. All bathrooms feature premium Porcelanosa tiling, chrome towel rails, and spa-style dual shower heads.

For further information or to arrange a site visit, please contact BuckleyBrown today on 01246 605121 or visit our local branch.





## Location

Bolsover is a historic Derbyshire market town, well known for its hilltop castle and local heritage. The area offers a good mix of traditional character and modern living, with independent shops, countryside walks, and nearby attractions such as Hardwick Hall and Creswell Crags. The regenerated New Bolsover model village adds to the established community feel, making Appleton View a well-located development offering high-quality new homes in a popular and characterful setting.

## Key Features

- High-performance solar panels
- Beautifully landscaped gardens with patio area
- Electric vehicle charging points
- Garage

- Off street parking driveway
- Security alarm systems
- Smart energy meters
- Fibre broadband, built-in BT and TV sockets

## Agent Note

Please note, all images used are of a different show home and may not be a true likeness of the individual plot.

## Kitchen/Diner 19'1 x 14'9

Woodall kitchens are expertly crafted in collaboration with some of the country's leading suppliers to create a beautiful space in the heart of your home.

- Premium designer kitchen by Nobilia
- High specification Neff and Miele appliances included

- Designer Porcelanosa tiled flooring
- Low-voltage chrome downlighting
- Choice of high-specification designer kitchen units and worktop

## Reception Room 10'11 x 19'4

## Downstairs WC 3'1 x 7'1

## Bedroom One 10'3 x 14'3

## En-Suite 9' x 5'7

## Bedroom Two 9' x 11'9

## Bedroom Three 9'8 x 8'

## Bedroom Four 8'6 x 7'1

## Bathroom 6'3 x 7'5

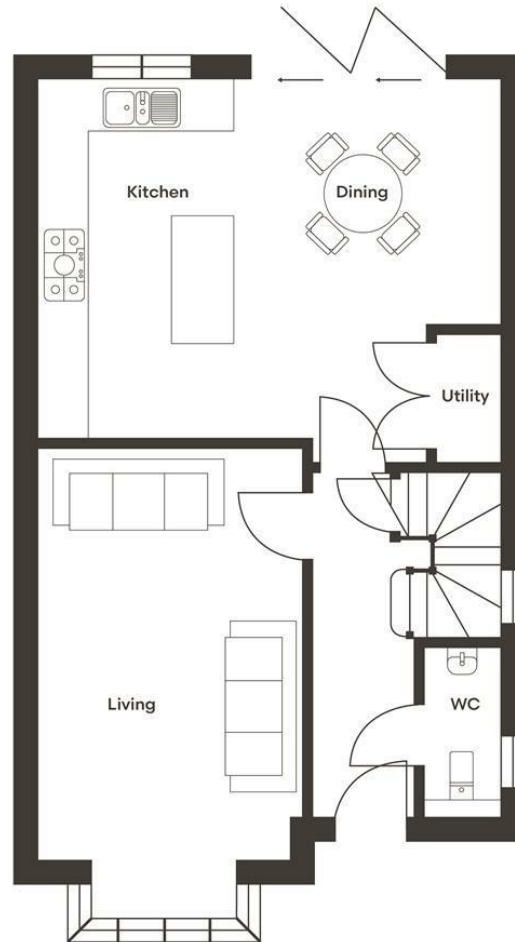
Relax in a beautifully styled designer

bathroom, featuring premium fittings to form modern and functional rooms.

- Choice of designer Porcelanosa tiles
- Heated chrome towel rails
- High-quality sanitaryware
- Shaver sockets







**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 tested. Room sizes should not be relied upon for furnishing purposes and 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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BOLSOVER  
S44 6RN



## BuckleyBrown Estate Agents

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