



£499,500 Freehold

PLOT 59, WINSTER APPLETON VIEW, SHUTTLEWOOD ROAD | | BOLSOVER | S44 6RN

**BuckleyBrown**  
ESTATE AGENTS

**\*\*SHOW HOME OPEN EVENT FROM 22ND MAY - 25TH MAY\*\***

**NEW HOME!...** A contemporary new-build offering comfort, space and style. Set within the countryside-edge surroundings of Appleton View, this impressive five-bedroom, three-storey home offers expansive and flexible living designed for modern family lifestyles.

The ground floor is introduced by a welcoming entrance hallway, complemented by practical storage. The spacious open-plan kitchen/dining area is fitted with luxury German-designed cabinetry, a striking central island, and high-specification Neff and Miele appliances - ideal for both everyday living and entertaining. Bifold doors from the dining area open onto the landscaped rear garden with a paved patio. A separate living room, study, and utility room provide excellent versatility, while a stylish downstairs WC completes the ground floor. The property is further enhanced by a garage and private driveway positioned to the side.

Arranged across the upper floors are four generous double bedrooms and a well-proportioned fifth bedroom. The first floor hosts the principal bedroom with dressing area and ensuite, a second large double bedroom with its own ensuite, and a third double bedroom, all served by a beautifully appointed family bathroom.

The second floor offers a further spacious double bedroom with ample storage, a single bedroom, and a large shower room serving both rooms. All bathrooms and ensuites throughout the home are finished to an exceptional standard, featuring premium Porcelanosa tiling, chrome towel rails, and indulgent spa-style dual shower heads, completing this luxurious family residence.

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 12'3 x 25'

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 worktops

### Reception Room 13'6 x 13'6

### Study 13'6 x 7'7

### Downstairs WC 6'8 x 3'6

### Utility 6'5 x 5'11

### Bedroom One 11'10 x 11'

### Bedroom One Dressing Room 12'3 x 6'9

### En-Suite 10'3 x 5'11

### Bedroom Two 13'6 x 14'10

### En-Suite 8'7 x 5'11

### Bedroom Three 13'7 x 9'9

### Bathroom 7'6 x 8'6

Relax in a beautifully styled designer bathroom, featuring premium fittings to form modern and functional rooms.

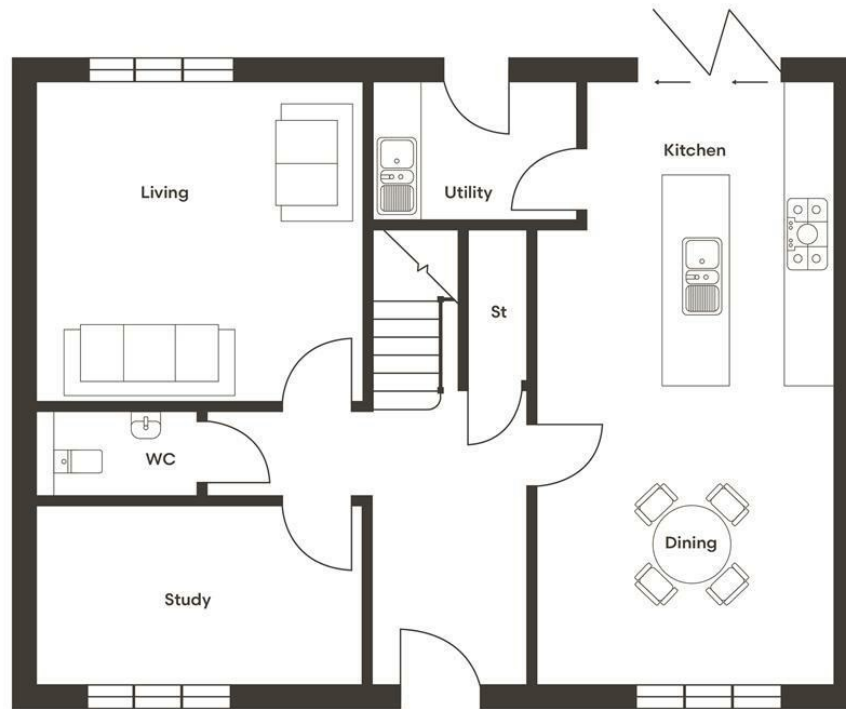
- Choice of designer Porcelanosa tiles
- Heated chrome towel rails
- High-quality sanitaryware
- Shaver sockets

### Bedroom Four 13'6 x 16'6

### Bedroom Five 8'7 x 10'

### Shower Room 12'3 x 9'





**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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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