

£270,000 Freehold

PLOT 83, BATLEY APPLETON VIEW, SHUTTLEWOOD ROAD | | BOLSOVER | S44 6RN

BuckleyBrown ESTATE AGENTS

A STUNNING NEW HOME, JUST WAITING FOR YOU*

A contemporary new-build home ready to welcome it's first owners. Nestled on the edge of the countryside at Appleton View, this beautifully designed three-bedroom home combines modern family living with a thoughtfully landscaped and well-connected setting.

A welcoming entrance leads directly to a comfortable living room, featuring an open-aspect bay window that fills the space with natural light. The contemporary open-plan kitchen/dining area is fitted with luxury German-designed cabinetry, high specification Neff and Miele appliances and features ample storage. French doors open onto the landscaped rear garden with a paved patio, creating a seamless connection between
indoor and outdoor living. A stylish downstairs WC finished with Porcelanosa tiling completes the ground floor.

The first floor offers two spacious double bedrooms and a well-sized single, with the principal bedroom benefitting from an ensuite. Both the ensuite and family bathroom are finished to a high standard, featuring Porcelanosa tiling, chrome towel rails, and spa-style dual shower heads throughout.

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
- Off street parking driveway
- Electric vehicle charging points
- 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 16'11" x 11'10"

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 45'11"'16'4" x 42'7"'29'6"

Downstairs W/C 3'6" x 6'9"

Bedroom One 10'7" x 11'10"

En-Suite 5'6" x 7'3"

Bedroom Two 10'7" x 9'6"

Bedroom Three 8'7" x 8'7"

Bathroom 6'7" x 8'2"

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

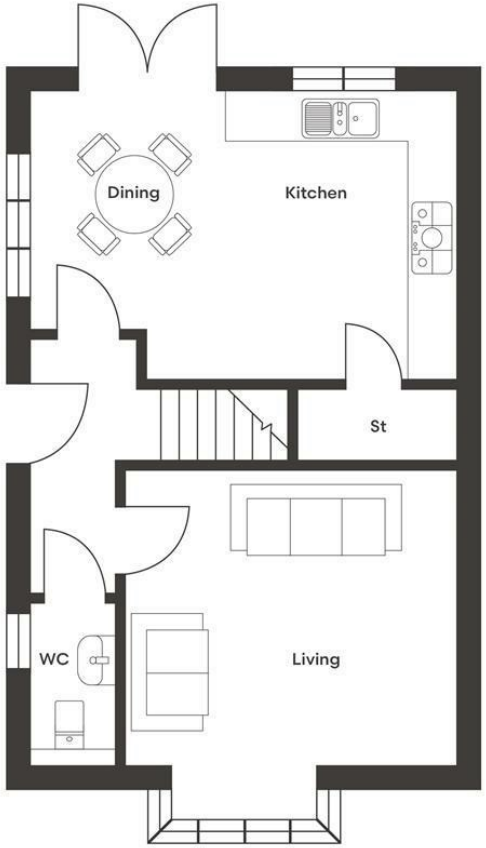
– Choice of designer Porcelanosa tiles
– Heated chrome towel rails
– High-quality sanitaryware
– Shaver sockets



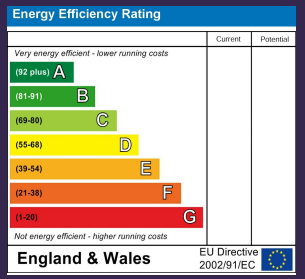








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.





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