



£400,000 Freehold

PLOT 26, ABBOTT APPLETON VIEW, SHUTTLEWOOD ROAD | | BOLSOVER | S44 6RN

**BuckleyBrown**  
ESTATE AGENTS

CONTEMPORARY LIVING IN THOUGHTFULLY DESIGNED THIS NEW-BUILD HOME... Positioned on the edge of the countryside at Appleton View, this beautifully proportioned four-bedroom home combines elegant family living with a thoughtfully landscaped setting and excellent connectivity.

A welcoming entrance leads into a spacious living room, featuring an open-aspect bay window that fills the space with natural light. The contemporary open-plan kitchen/dining area is designed for both everyday living and entertaining, with a luxury German- designed kitchen complemented by high specification Neff and Miele appliances. Bifold doors open onto the landscaped rear garden with a paved patio, while a separate utility room, practical storage cupboard, and stylish downstairs WC complete the ground floor. The home is further enhanced by an integral garage and a private driveway to the front.

Upstairs, the home offers four generous double bedrooms, two of which benefit from ensuite bathrooms. A beautifully appointed family bathroom serves the remaining bedrooms, with all bathrooms finished to an exceptional standard featuring premium Porcelanosa tiling, chrome towel rails, and spa-style dual shower heads, completing this thoughtfully designed and elegant home.

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
- 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 28'8 x 10'4

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 11' x 16'2

### Utility 7'3 x 5'11

### Downstairs WC 3'5 x 5'11

### Bedroom One 11' x 14'8

### En-Suite 7'5 x 5'4

### Bedroom Two 10' x 13'11

### En-Suite 6'11 x 5'3

### Bedroom Three 9'9 x 12'7

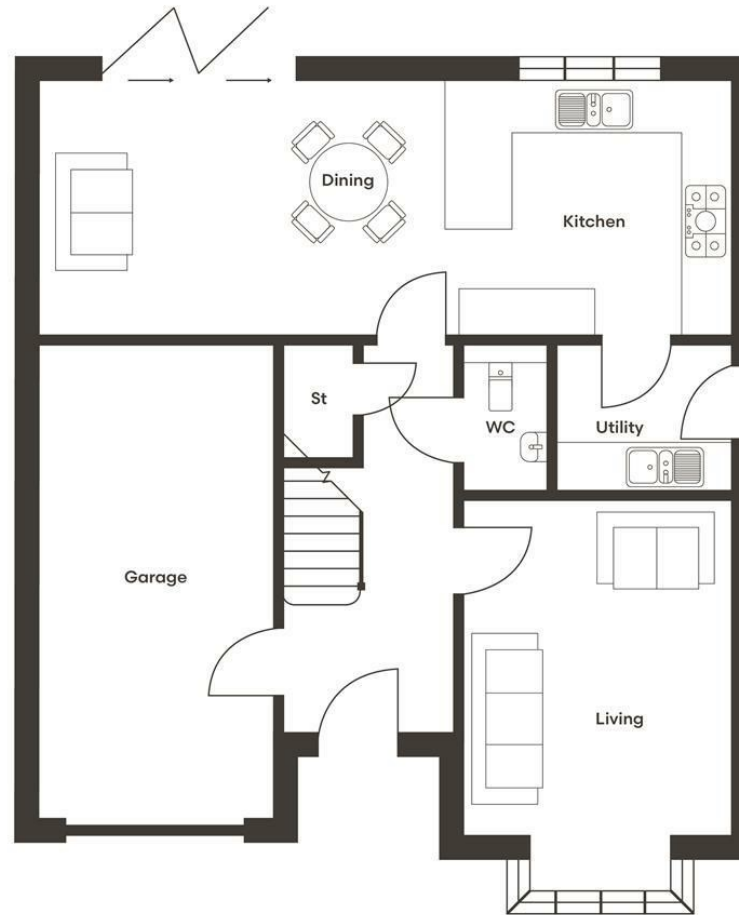
### Bedroom Four 11' x 12'7

### Bathroom 7'2 x 9'1

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

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