£365,000 Freehold

PLOT 68, ROSEDENE, APPLETON VIEW SHUTTLEWOOD ROAD | | BOLSOVER | S44 6RN

BuckleyBrown
ESTATE AGENTS

HAVE YOUR STAMP DUTY COVERED IF YOU RESERVE BEFORE THE END OF OCTOBER

NEW HOME!... A spacious new-build designed to impress. Set within the countryside-edge surroundings of Appleton View, this thoughtfully designed four-bedroom home offers refined family living within a well-connected and beautifully landscaped setting.

A light and airy entrance hallway creates a welcoming first impression, leading to a comfortable living room and a contemporary open-plan kitchen and dining space. The kitchen is centred around a striking island, ideal for everyday family life and is complemented by luxury German-designed cabinetry with high specification Neff and Miele appliances. Bifold doors open directly onto the landscaped rear garden, complete with paved patio areas, allowing natural light to flood the interior and providing a seamless connection between indoor and outdoor living. Additional ground-floor features include ample utility storage and a stylish downstairs WC finished with Porcelanosa tiling.

Upstairs, the first floor offers two generous double bedrooms and two well-proportioned single bedrooms, providing flexible accommodation for growing families, guests or home working. The principal bedroom features an ensuite, with the family bathroom and ensuite finished in premium Porcelanosa tiling and high-quality contemporary fittings.

Externally, the home is completed by a private driveway and single garage, offering convenient off-street parking.

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 21'7" x 15'5"

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 11'6" x 17'1"

Utility 5'4" x 2'7"

Downstairs WC 3'4" x 6'11"

Bedroom One 11'3" x 11'10"

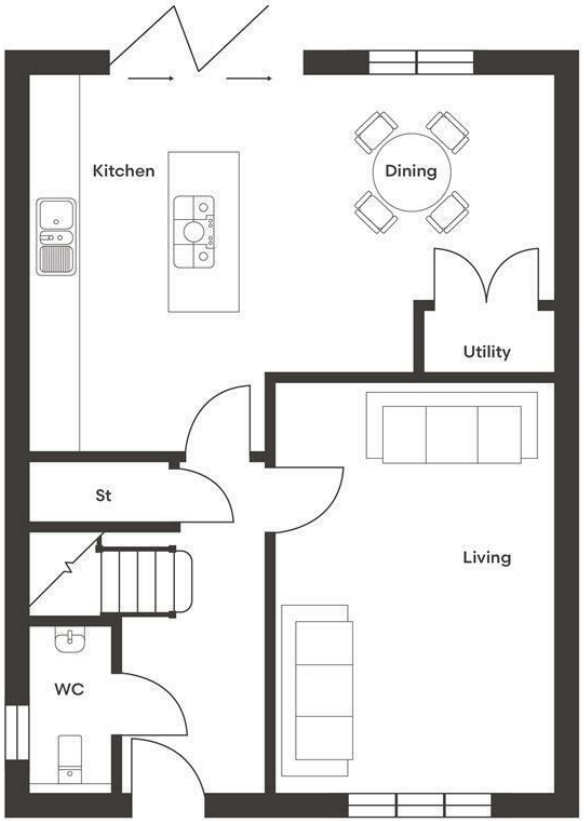
En-Suite 8'7" x 4'11"

Bedroom Two 9'10" x 12'2"

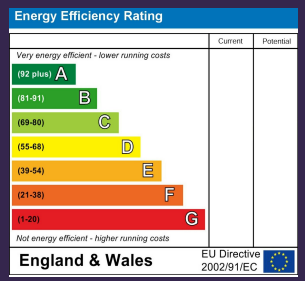
Bedroom Three 11'6" x 7'10"

Bedroom Four 10'0" x 6'11"

Bathroom 6'3" x 7'4"



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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