



£395,000 Freehold

PLOT 24, BUCKINGHAM APPLETON VIEW, SHUTTLEWOOD ROAD | | BOLSOVER | S44 6RN

**BuckleyBrown**  
ESTATE AGENTS

STYLISH NEW-BUILD HOME DESIGNED FOR MODERN LIVING... Set within the countryside-edge surroundings of Appleton View, this elegant home offers contemporary living within a thoughtfully landscaped, green setting that blends seamlessly with the surrounding countryside and local amenities.

The ground floor is introduced by a welcoming entrance, leading to a living room featuring dual-aspect bay windows, providing an abundance of natural light and character. To the rear, an expansive open-plan kitchen/dining area is fitted with luxury German-designed cabinetry with high specification Neff and Miele appliances. Modern bifold doors/french doors open onto the landscaped rear garden with a paved patio, creating a natural extension of the living space. A separate utility room with side access and well-considered ground floor storage enhance practicality without compromising style.

The first floor features two generous double bedrooms, alongside two well-proportioned single bedrooms, offering flexible accommodation for family living, guests or home working. The bathroom and ensuite are finished to a high standard with Porcelanosa tiling, chrome towel rails and spa-style dual shower heads, completing this beautifully balanced and thoughtfully designed 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 21'8 x 12'4

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 13'6 x 19'11

Utility 6'1 x 7'3

Downstairs WC 3'3 x 7'9

Bedroom One 13'1 x 13'2

En-Suite 8'9 x 5'1

Bedroom Two 11'3 x 11'5

Bedroom Three 11'9 x 7'11

Bedroom Four 10'1 x 7'9

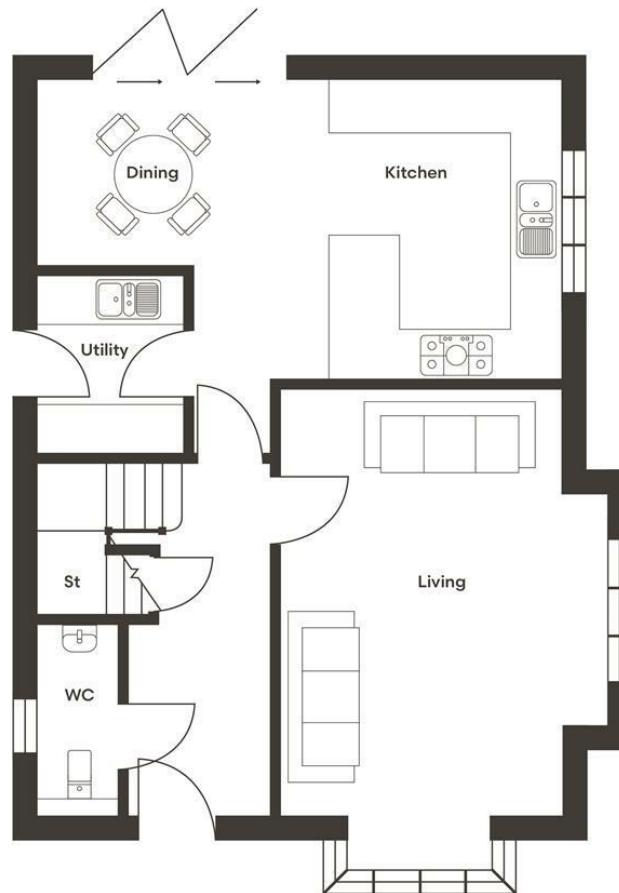
Bathroom 6'3 x 7'3

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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