



£395,000 Freehold

PLOT 52, SALISBURY APPLETON VIEW, SHUTTLEWOOD ROAD | | BOLSOVER | S44 6RN

**BuckleyBrown**  
ESTATE AGENTS

AN EXCITING OPPORTUNITY TO OWN A STYLISH NEW-BUILD HOME... Set within the countryside-edge surroundings of Appleton View, this beautifully crafted bungalow offers refined single-storey living within a thoughtfully landscaped and tranquil setting.

A welcoming entrance leads into the heart of the home, with an elegant open-plan kitchen/dining area fitted with luxury German-designed cabinetry and high specification Neff and Miele appliances. Patio doors open onto the landscaped garden with paving, allowing for effortless indoor-outdoor living. A separate utility room and well-considered storage enhance everyday practicality, while the property is further complemented by a double garage and an ample driveway to the front.

The accommodation includes two generous double bedrooms, with the principal bedroom benefiting from an ensuite, alongside a well-proportioned single bedroom providing flexibility for guests or a home office. The bathroom and ensuite are finished to an exceptional standard, featuring Porcelanosa tiling, chrome towel rails and spa-style dual shower heads, completing this thoughtfully designed and luxurious single-level 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
- Electric vehicle charging points
- Double 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 10'11 x 17'1

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

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

Reception Room 11'6 x 15'9

Utility 5'4 x 7'8

Bedroom One 12'8 x 12'5

En-Suite 5'8 x 7'8

Bedroom Two 15'2 x 9'7

Bedroom Three 10'11 x 7'5

Bathroom 7'6 x 6'4

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





**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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