



£280,000 Freehold

PLOT 28, BURNLEY APPLETON VIEW, SHUTTLEWOOD ROAD | | BOLSOVER | S44 6RN

**BuckleyBrown**  
ESTATE AGENTS

STEP INTO CONTEMPORARY LIVING WITH THIS IMPRESSIVE NEW-BUILD PROPERTY...

Set on the countryside edge of Bolsover, Appleton View offers elegant homes within a thoughtfully landscaped setting, with mature trees, hedgerows and green corridors preserved to create a naturally beautiful environment.

The ground floor features a spacious living room with a bay window, alongside a contemporary kitchen/dining area fitted with luxury German-designed cabinetry, with high specification Neff and Miele appliances. Ample utility storage is provided and french doors open onto the landscaped garden, complete with a paved patio. A stylish ground floor WC is finished with premium Porcelanosa tiles, while a driveway to the side of the property provides convenient off-street parking.

The first floor offers two generous double bedrooms and a well-proportioned single bedroom. The principal bedroom benefits from a luxurious ensuite shower, with all bathrooms finished to a premium standard with Porcelanosa tiling, chrome towel rails and spa-style dual shower heads.

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
- Off street parking driveway

- Security alarm systems
- Smart energy meters
- Fibre broadband, built-in BT and TV sockets

### Agents Note

Please note, all images used are of a different show home and may not be a true likeness of the individual plot.

### Kitchen/Dining 17'7 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 13'9 x 14'5

### Downstairs WC 3'6 x 6'9

### Bedroom One 10'8 x 11'11

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

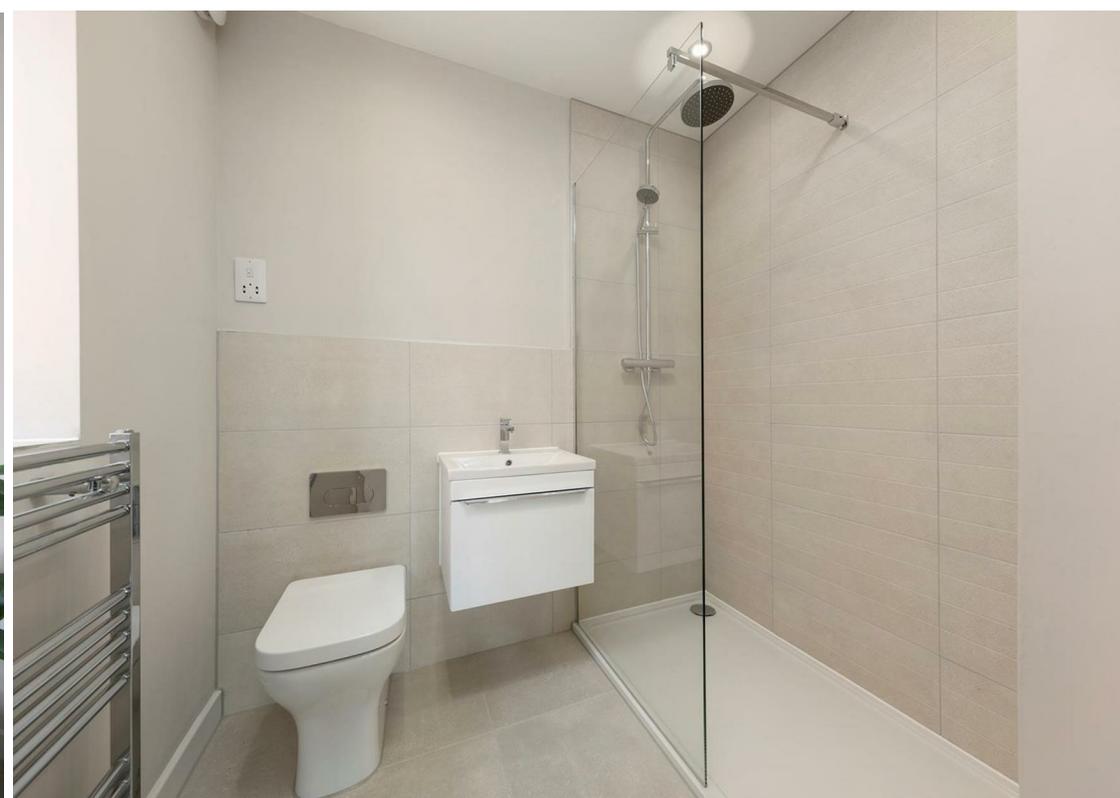
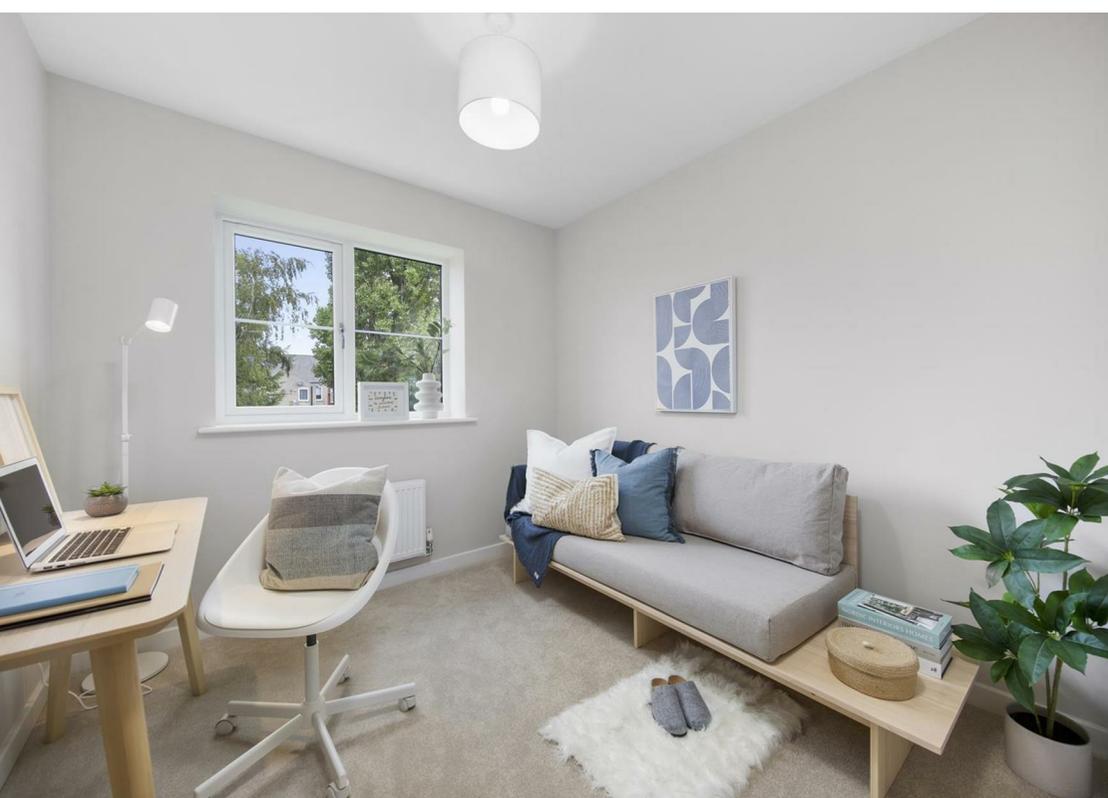
### Bedroom Two 10'8 x 9'6

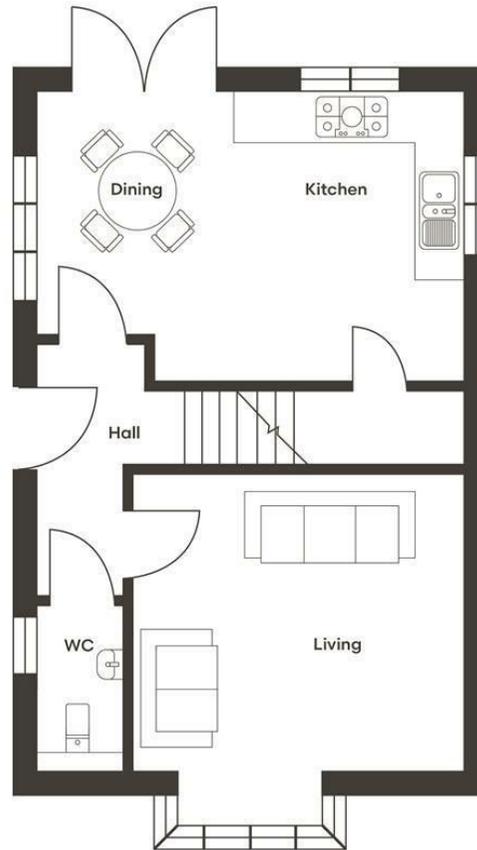
### Bedroom Three 8'7 x 8'7

### Bathroom 6'7 x 8'3

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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## BuckleyBrown Estate Agents

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