



£350,000 Freehold

PLOT 47, SUDBURY APPLETON VIEW, SHUTTLEWOOD ROAD | | BOLSOVER | S44 6RN

**BuckleyBrown**  
ESTATE AGENTS

A HIGH-QUALITY NEW-BUILD HOME IN A DESIRABLE DEVELOPMENT... Set within the countryside-edge setting of Appleton View, The Sudbury is a thoughtfully designed bungalow offering refined single- storey living within a beautifully landscaped environment that embraces open space and natural surroundings.

A welcoming entrance leads through to an elegant open-plan kitchen/dining area, fitted with luxury German-designed cabinetry, high-specification Neff and Miele appliances, and a dedicated utility room. Double doors open from the kitchen/diner into the main living room, creating a wonderful sense of openness while retaining the flexibility to enjoy private, quieter spaces when desired. Patio doors from the living area open onto the landscaped garden with a paved patio, forming a seamless connection between indoor and outdoor living.

The accommodation includes two generous double bedrooms, with the principal bedroom benefitting from an ensuite, alongside a versatile single bedroom or study - ideal for home working or guest accommodation. The bathroom and ensuite are finished to a high standard, featuring Porcelanosa tiling, chrome towel rails, and spa- style dual shower heads, completing this beautifully balanced and thoughtfully designed home. The property is further complemented by a garage and driveway.

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

### 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/Diner

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.

- High specification Neff and Miele appliances included
- Premium designer kitchen by Nobilia

- 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

Utility Room 4'11" x 7'10"

Reception Room 14'7" x 15'3"

Bedroom One 11'10" x 10'11"

En-Suite 7'10" x 4'11"

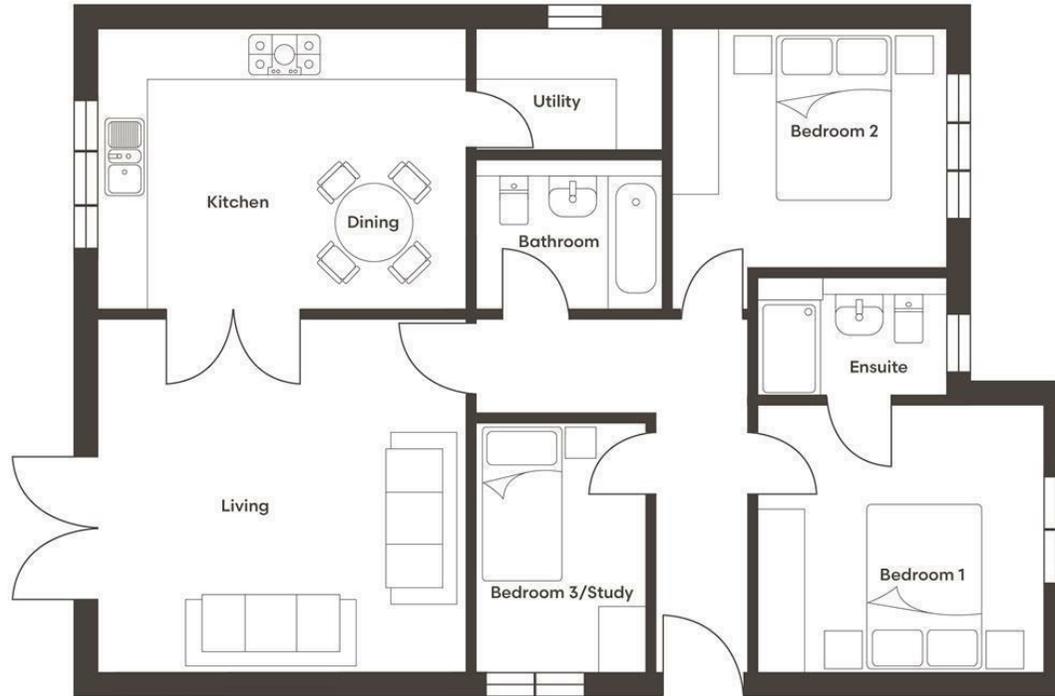
Bedroom Two 11'5" x 9'10"

Bedroom Three/Study 7'1" x 10'4"

Bathroom 7'8" x 6'3"

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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