



£285,000 Freehold

PLOT 60, BEAL APPLETON VIEW, SHUTTLEWOOD ROAD | | BOLSOVER | S44 6RN

BuckleyBrown
ESTATE AGENTS

*****OPEN DAY EVENT***** Come and see us on Thursday 19th February from 2pm until 6pm. The event will be held at BuckleyBrown Estate Agents - 1 Market Place, Bolsover, S44 6PN.

DESIGNED FOR EASY LIVING, THIS NEW-BUILD HOME IS NOT TO BE MISSED... Set within the countryside-edge setting of Appleton View, this beautifully designed detached home offers contemporary living within a thoughtfully landscaped environment, combining open space, greenery, and convenient connections to Bolsover and the surrounding countryside.

The ground floor is centred around a welcoming entrance hall, with practical storage enhancing everyday convenience. An elegant open-plan kitchen and dining space is fitted with a luxury German-designed kitchen and high-specification Neff and Miele appliances, with patio doors opening onto the landscaped rear garden. The home is further complemented by a garage and driveway, providing secure off-street parking.

Upstairs, the first floor features two generous double bedrooms, alongside a well-proportioned single bedroom. The family bathroom and ensuite are finished to an exceptional standard, featuring Porcelanosa tiling, chrome towel rails and spa-style dual shower heads, completing this refined and thoughtfully crafted 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
- 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 17'7 x 11'9

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 9'11 x 15'8

Downstairs WC 2'11 x 6'8

Bedroom One 10'7 x 10'9

En-Suite 7'3 x 5'7

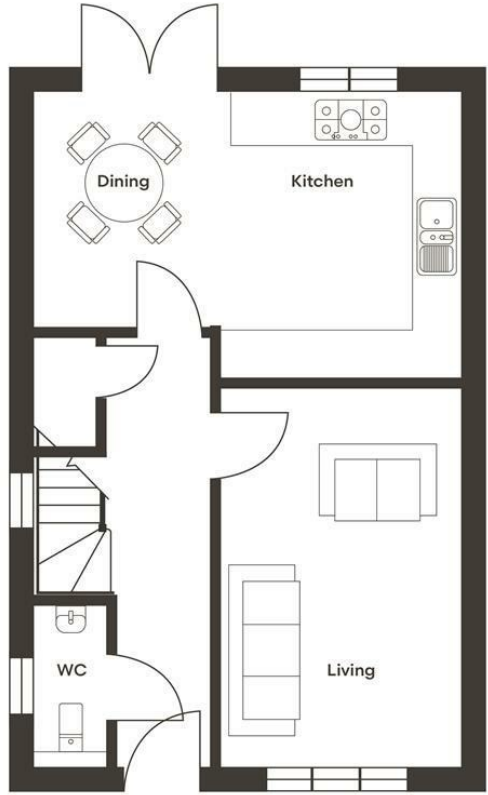
Bedroom Two 10'7 x 13'6

Bedroom Three 7'8 x 9'8

Bathroom 6'8 x 6'1

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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