

# Appleton View

at Bolsover



**Abbott** 4 Bedroom Detached

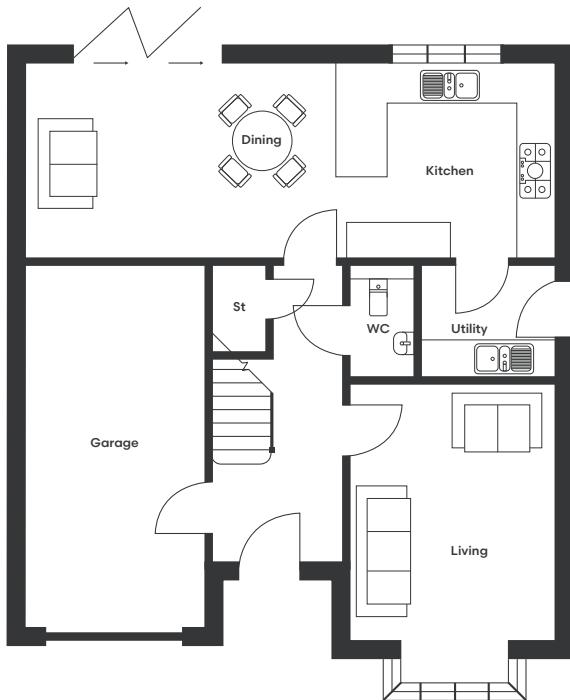
- ❖ **Spacious living room with open-aspect bay window**
- ❖ **Contemporary open-plan kitchen/dining area with luxury German-designed cabinetry and high specification Neff and Miele appliances**
- ❖ **Bifold doors open onto a landscaped rear garden with paved patio**
- ❖ **Separate utility room, practical storage and stylish downstairs WC**
- ❖ **Four generous double bedrooms, two with ensuites**
- ❖ **All bathrooms and ensuites finished with premium Porcelanosa tiling and chrome towel rails and spa style dual shower heads**
- ❖ **Integral garage, EV charger, and solar panels**

Positioned on the edge of the countryside at Appleton View, this beautifully proportioned four-bedroom home combines elegant family living with a thoughtfully landscaped setting and excellent connectivity.

A welcoming entrance leads into a spacious living room, featuring an open-aspect bay window that fills the space with natural light. The contemporary open-plan kitchen/dining area is designed for both everyday living and entertaining, with a luxury German-designed kitchen complemented by high specification Neff and Miele appliances. Bifold doors open onto the landscaped rear garden with a paved patio, while a separate utility room, practical storage cupboard, and stylish downstairs WC complete the ground floor. The home is further enhanced by an integral garage and a private driveway to the front.

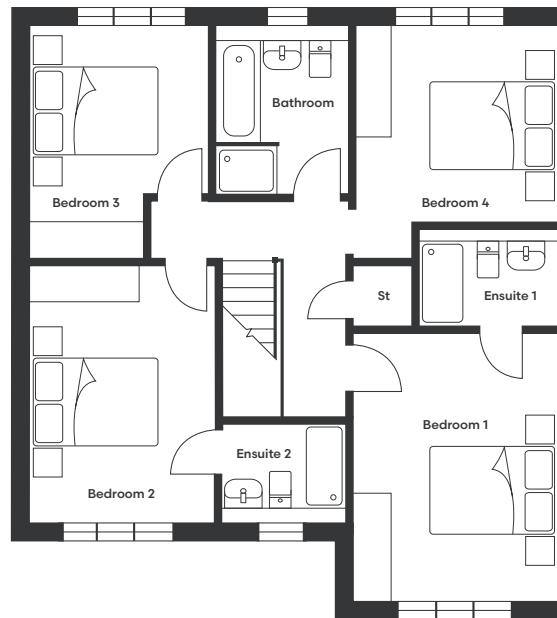
Upstairs, the home offers four generous double bedrooms, two of which benefit from ensuite bathrooms. A beautifully appointed family bathroom serves the remaining bedrooms, with all bathrooms finished to an exceptional standard featuring premium Porcelanosa tiling, chrome towel rails, and spa-style dual shower heads, completing this thoughtfully designed and elegant home.

# Abbott Floor Plan



## Ground Floor

Kitchen/Dining	8750 x 3153	28'8" x 10'4"
Living	3351 x 4916	11' x 16'2"
Utility	2201 x 1798	7'3" x 5'11"
WC	1036 x 1798	3'5" x 5'11"



## First Floor

Bedroom 1	3352 x 4468	11' x 14'8"	
Bedroom 2	3056 x 4245	10' x 13'11"	
Bedroom 3	2976 x 3830	9'9" x 12'7"	
Bedroom 4	3352 x 3843	11' x 12'7"	
Ensuite 1	2270 x 1618	7'5" x 5'4"	
Ensuite 2	2116 x 1606	6'11" x 5'3"	
Bathroom	2180 x 2761	7'2" x 9'1"	



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