

# Appleton View

*at Bolsover*



## Abbott 4 Bedroom Detached

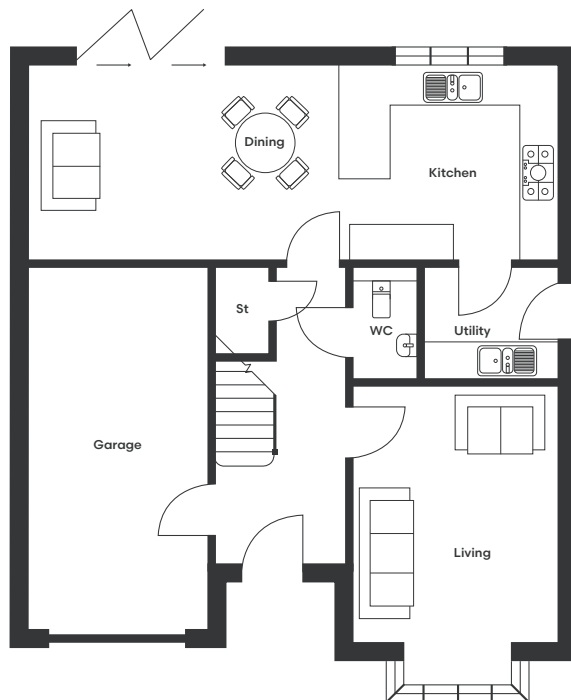
- ❖ **Spacious living room with open-aspect bay window**
- ❖ **Contemporary open-plan kitchen/dining area with luxury German-designed cabinetry and high specification Neff and Miele appliances**
- ❖ **Bifold doors open onto a landscaped rear garden with paved patio**
- ❖ **Separate utility room, practical storage and stylish downstairs WC**
- ❖ **Four generous double bedrooms, two with ensembles**
- ❖ **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.

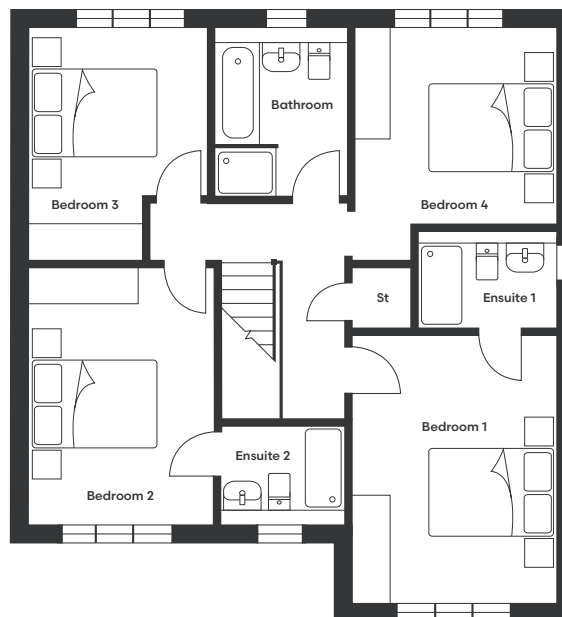
Upstairs, the home offers four generous double bedrooms, two of which benefit from ensuite bathrooms. A beautifully appointed family bathroom serves the remaining bedrooms, with all bathrooms finished to an exceptional standard featuring premium Porcelanosa tiling, chrome towel rails, and spa-style dual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



## To discover more, contact our Sales Team

Sales Telephone: 07871 183990/07301 087729 | Office Telephone: 01246 575 744 | Email: [sales@woodallhomes.co.uk](mailto:sales@woodallhomes.co.uk)

Disclaimer: All information and images provided are intended for illustrative purposes only and may be subject to change for reasons beyond our control. Wall and roof finishes vary. Handing may vary and some plots have integrated garages. Ask a member of our sales team for a finishes schedule to clarify queries on a specific plot. Floor plans are not to scale and each property shown may not include the features as described in the illustrations. As a consequence, this should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a warranty, contract or part thereof.

Appleton View  
*at Bosover*