

# Appleton View

*at Bolsover*



## Buckingham 4 Bedroom Detached

- ❖ **Welcoming entrance leading to a living room with dual-aspect bay windows**
- ❖ **Expansive open-plan kitchen/dining area with luxury German-designed cabinetry with high specification Neff and Miele appliances**
- ❖ **Bifold doors/french doors open onto a landscaped rear garden with paved patio**
- ❖ **Separate utility room with side access and practical ground floor storage**
- ❖ **Two generous double bedrooms and two well-proportioned single bedrooms**
- ❖ **Bathroom and ensuite finished to a high standard with Porcelanosa tiling, chrome towel rails, and spa-style dual shower heads**
- ❖ **Garage, ample driveway, EV charger, and solar panels**

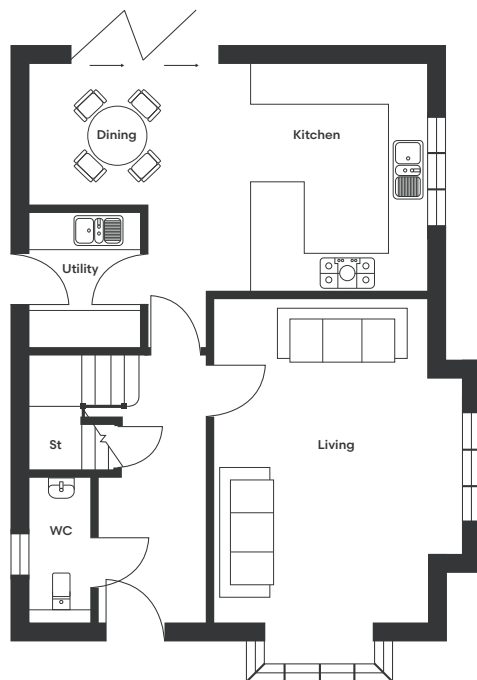
Set within the countryside-edge surroundings of Appleton View, this elegant home offers contemporary living within a thoughtfully landscaped, green setting that blends seamlessly with the surrounding countryside and local amenities.

The ground floor is introduced by a welcoming entrance, leading to a living room featuring dual-aspect bay windows, providing an abundance of natural light and character. To the rear, an expansive open-plan kitchen/dining area is fitted with luxury German-designed cabinetry with high specification Neff and Miele appliances. Modern bifold doors/french doors open onto the landscaped rear garden with a paved patio, creating a natural extension of the living space. A separate utility room with side access and well-considered ground floor storage enhance practicality without compromising style.

The first floor features two generous double bedrooms, alongside two well-proportioned single bedrooms, offering flexible accommodation for family living, guests or home working.

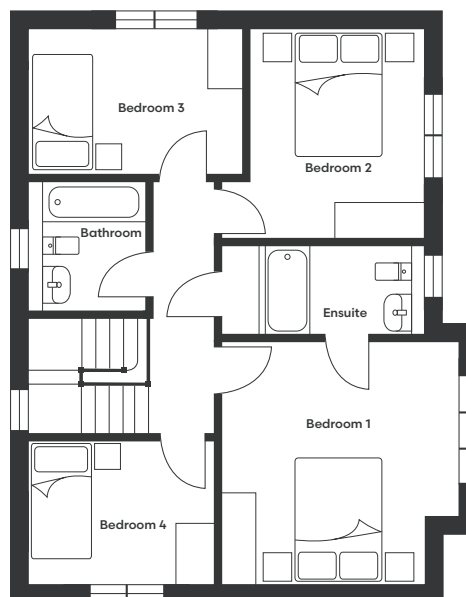
The bathroom and ensuite are finished to a high standard with Porcelanosa tiling, chrome towel rails and spa-style dual shower heads, completing this beautifully balanced and thoughtfully designed home.

# Buckingham Floor Plan



Ground Floor

Kitchen/Dining	6605 x 3752	21'8" x 12'4"
Living	4115 x 6076	13'6" x 19'11"
WC	997 x 2373	3'3" x 7'9"
Utility	1842 x 2223	6'1" x 7'3"



First Floor

Bedroom 1	3983 x 4015	13'1" x 13'2"
Bedroom 2	3420 x 3490	11'3" x 11'5"
Bedroom 3	3585 x 2412	11'9" x 7'11"
Bedroom 4	3067 x 2373	10'1" x 7'9"
Bathroom	1910 x 2198	6'3" x 7'3"
Ensuite	2655 x 1554	8'9" x 5'1"



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