

# Appleton View

*at Bolsover*



## Rosedene 4 Bedroom Detached

- ❖ **Contemporary open-plan kitchen/dining area with central island, luxury German-designed cabinetry, with high specification Neff and Miele appliances**
- ❖ **Bifold doors open onto a landscaped garden with paved patio**
- ❖ **Ground floor utility storage and stylish downstairs WC with Porcelanosa tiling**
- ❖ **Principal bedroom with ensuite**
- ❖ **All bathrooms and ensuites finished with premium Porcelanosa tiling and high-quality, contemporary fittings**
- ❖ **Garage and driveway providing secure off-street parking, EV charger, and solar panels**

Set within the countryside-edge surroundings of Appleton View, this thoughtfully designed four-bedroom home offers refined family living within a well-connected and beautifully landscaped setting.

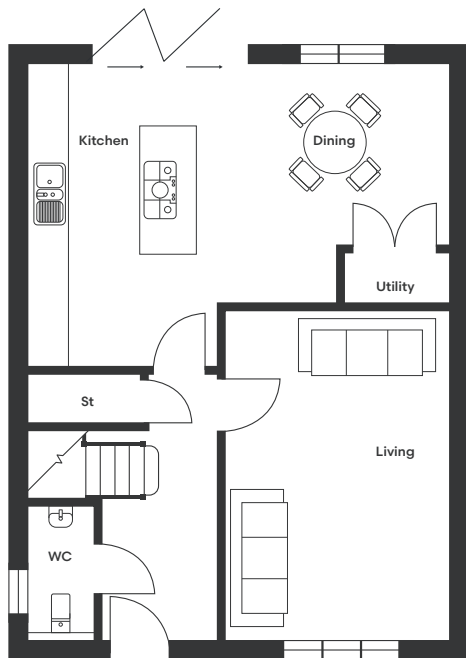
A light and airy entrance hallway creates a welcoming first impression, leading to a comfortable living room and a contemporary open-plan kitchen and dining space. The kitchen is centred around a striking island, ideal for everyday family life and is complemented by luxury German-designed cabinetry with high specification Neff and Miele appliances.

Bifold doors open directly onto the landscaped rear garden, complete with paved patio areas, allowing natural light to flood the interior and providing a seamless connection between indoor and outdoor living. Additional ground-floor features include ample utility storage and a stylish downstairs WC finished with Porcelanosa tiling.

Upstairs, the first floor offers two generous double bedrooms and two well-proportioned single bedrooms, providing flexible accommodation for growing families, guests or home working. The principal bedroom features an ensuite, with the family bathroom and ensuite finished in premium Porcelanosa tiling and high-quality contemporary fittings.

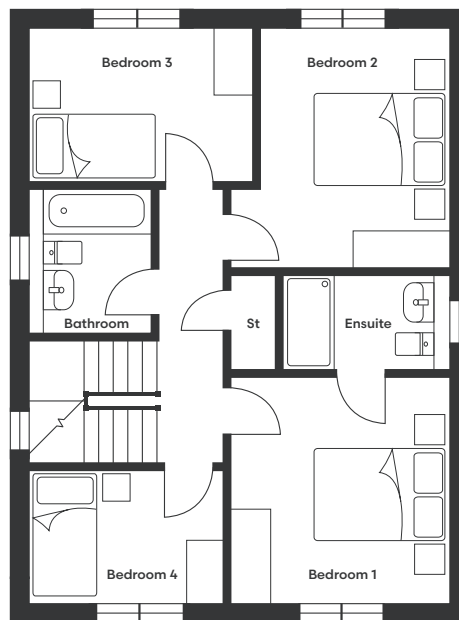
Externally, the home is completed by a private driveway and single garage, offering convenient off-street parking.

# Rosedene Floor Plan



Ground Floor

Kitchen/Dining	6603 x 4728	21'8" x 15'6"
Living	3496 x 5200	11'6" x 17'1"
WC	1023 x 2122	3'4" x 7'
Utility	1634 x 786	5'4" x 2'7"



First Floor

Bedroom 1	3422 x 3602	11'3" x 11'10"
Bedroom 2	2988 x 3740	9'10" x 12'3"
Bedroom 3	3500 x 2375	11'6" x 7'10"
Bedroom 4	3065 x 2122	10'1" x 7'

Ensuite	2607 x 1505	8'7" x 4'11"
Bathroom	1913 x 2273	6'3" x 7'5"



## To discover more, contact our Sales Team

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