



Hawkshead Way, Dunston, Chesterfield, Derbyshire S41 8FD

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 EPC B

£289,000

PINWOOD

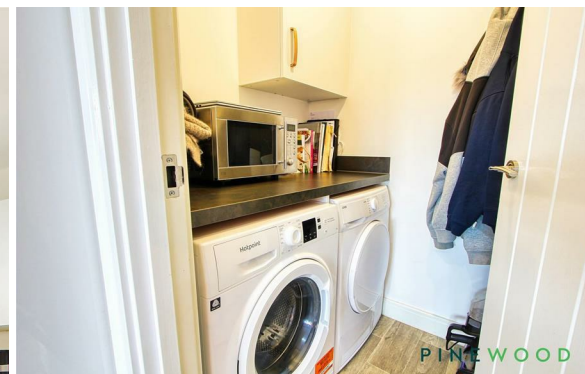


Hawkshead Way Dunston Chesterfield Derbyshire S41 8FD

£289,000

**3 bedrooms
2 bathrooms
1 receptions**

- JUST MOVE IN - STILL LIKE NEW - APPROX 8 YEARS BUILDERS WARRANTY REMAINING
 - FANTASTIC THREE BED FAMILY HOME
 - SINGLE GARAGE AND DRIVEWAY PARKING FOR THREE CARS
- WEST FACING FULLY ENCLOSED FAMILY SIZED LANDSCAPED GARDEN WITH LAWN AND PATIO
 - ENSUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM WITH FOUR PIECE SUITE - INCLUDING A SHOWER CUBICLE AND BATH
 - UTILITY ROOM AND GROUND FLOOR WC
- POPULAR RESIDENTIAL ESTATE - CLOSE TO ALL THE AMENITIES/SCHOOLS
- CLOSE TO THE TOWNS OF CHESTERFIELD AND DRONFIELD - SHORT DRIVE TO SHEFFIELD
- EASY ACCESS TO THE MAIN COMMUTER ROUTES AND THE M1 MOTORWAY NETWORK



MODERN 3-BEDROOM DETACHED HOUSE IN 2023 – LIKE NEW & STILL UNDER BUILDERS WARRANTY!

This beautifully presented three-bedroom detached house is ideally located on this popular residential estate and close to local amenities, excellent schools, and scenic countryside walks, with easy access to Chesterfield, Dronfield, Sheffield, Peak District and the M1 (Junction 29).

The ground floor offers a spacious lounge, a modern kitchen-diner with double doors leading to the rear garden, perfect for entertaining and keeping an eye on the children! A utility room, and a downstairs WC.

Upstairs, there are three well-proportioned bedrooms, including a master with an en-suite shower room, along with a stylish four-piece family bathroom featuring a separate shower cubicle.

The property benefits from gas central heating, uPVC double-glazed windows, a generous rear family sized garden with patio areas, driveway parking for three cars, and a single garage.

Please note: Once the development is complete, an annual estate maintenance fee of approximately £200.86 will apply for the upkeep of communal areas. Don't miss out! contact Pinewood Properties today to arrange a viewing!

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

Entrance Hall

Upon entering, you are greeted by a composite front door leading into a welcoming entrance hall, complete with laminate flooring and a UPVC window, creating a bright and airy space. The carpeted staircase adds warmth and elegance to the home.

Lounge

18'8" x 11'11" (5.70 x 3.65)

The spacious lounge is a perfect retreat, featuring plush carpeting, a central heating radiator, and a charming bay window that floods the room with natural light.

Kitchen/Diner

11'11" x 15'2" (3.64 x 4.64)

The heart of the home, the kitchen and dining area, is fitted with a high-spec Smeg four-ring gas hob, oven, and extractor. A swan-neck mixer tap and drainer provide a sleek and functional touch, while the UPVC window overlooks the beautifully maintained garden. A built-in dishwasher enhances convenience.

Ground Floor WC

5'3" x 2'11" (1.62 x 0.89)

A ground-floor WC is discreetly located within the kitchen area for added convenience.

Utility Room

4'4" x 5'6" (1.33 x 1.69)

A separate utility area offers under-counter space for a washer and dryer

Bedroom 1

11'11" x 15'2" (3.65 x 4.64)

The principal bedroom is a spacious and inviting retreat, complete with carpeting, a built-in wardrobe, and a UPVC window with garden views.

Ensuite Shower Room

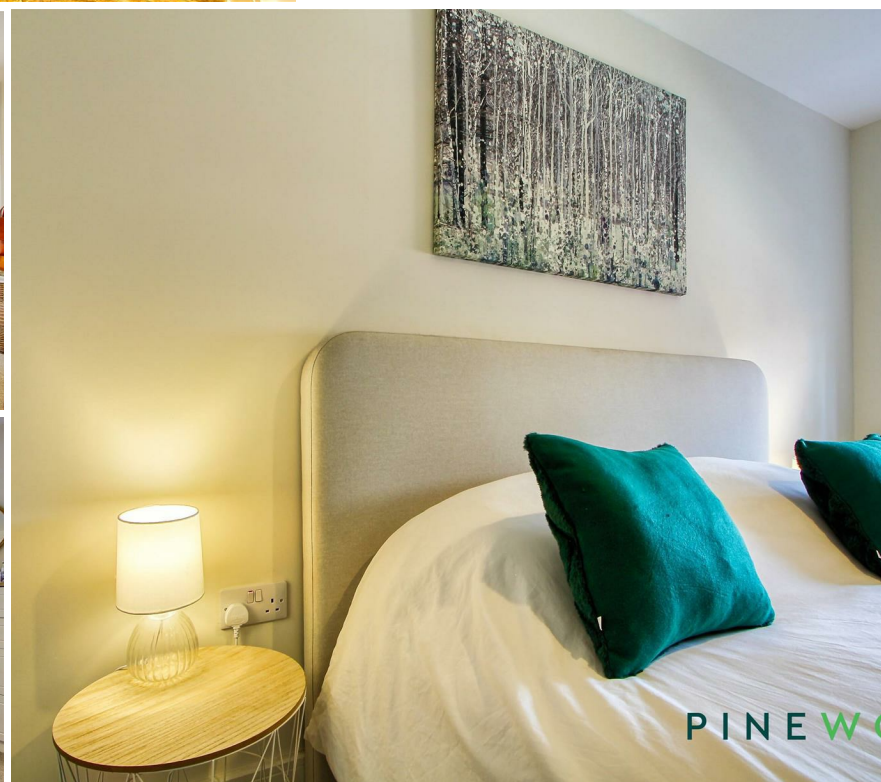
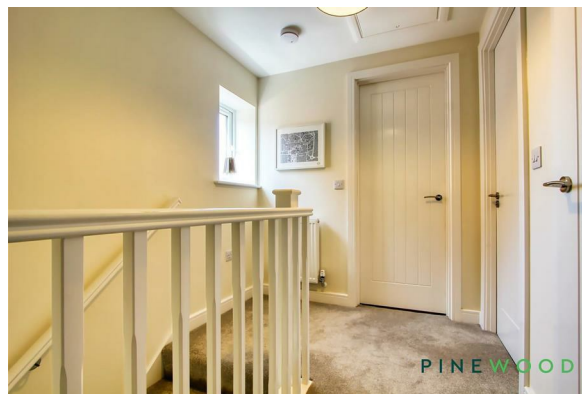
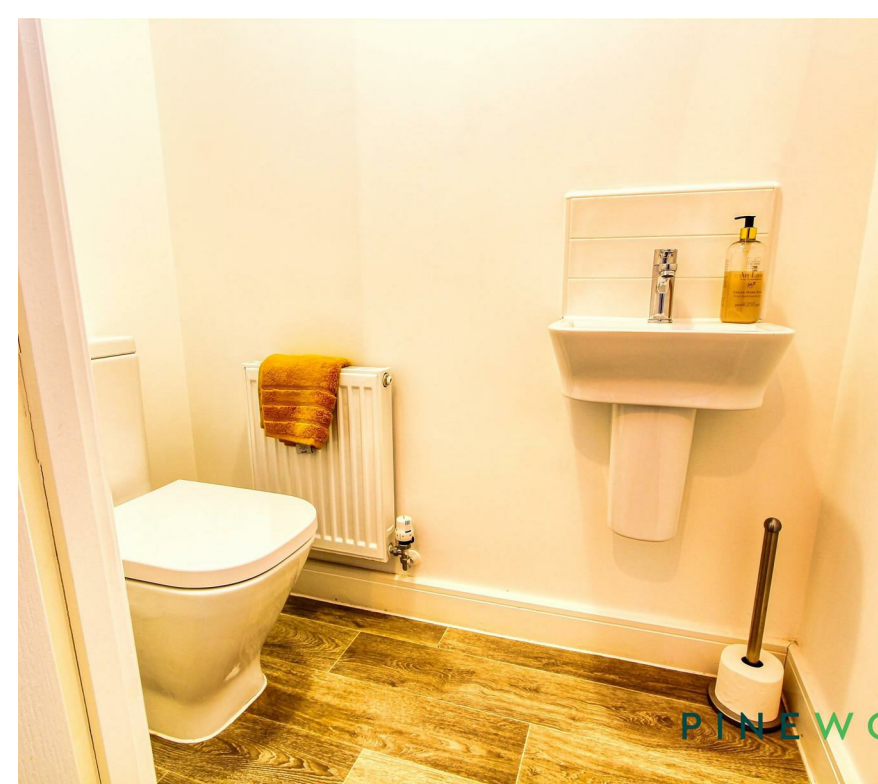
5'4" x 5'10" (1.64 x 1.79)

The private en-suite features a corner shower, suspended hand wash basin, WC, and frosted UPVC window for privacy.

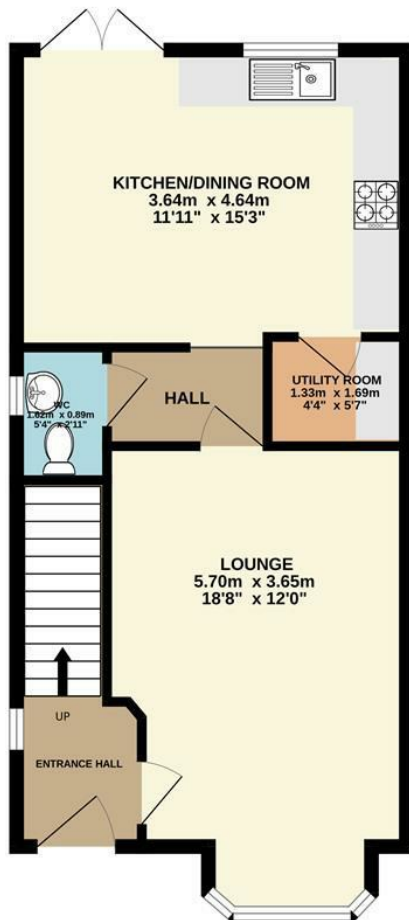
Bedroom 2

13'6" x 8'5" (4.12 x 2.59)

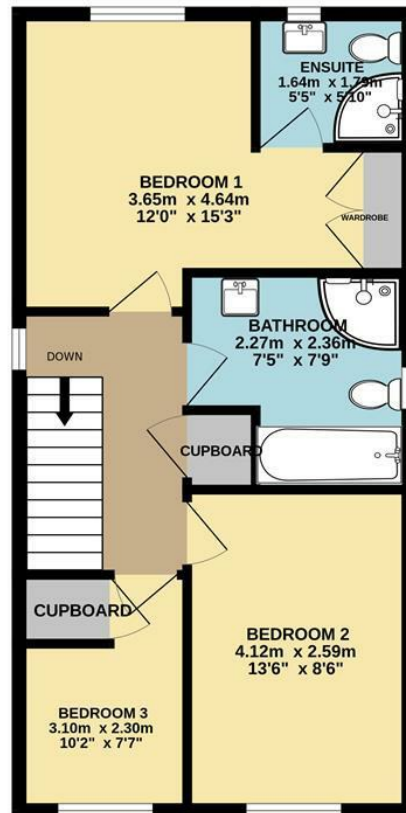
The second bedroom is generously sized, featuring carpeting, a UPVC window, and a central heating radiator.



GROUND FLOOR
47.8 sq.m. (514 sq.ft.) approx.



1ST FLOOR
46.2 sq.m. (497 sq.ft.) approx.



TOTAL FLOOR AREA : 94.0 sq.m. (1012 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Possible
(92 plus) A		95
(81-91) B		84
(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		

Bedroom 3

10'2" x 7'6" (3.1 x 2.3)

The third bedroom is equally well-appointed, with carpeting, a built-in cupboard over the staircase bulkhead, a UPVC window, and a central heating radiator.

Family Bathroom

7'5" x 7'8" (2.27 x 2.36)

A stylish family bathroom boasts tiled flooring, a corner shower, a full-sized bath with tiled splash back, a suspended hand wash basin, and an extractor fan. A frosted UPVC window and a central heating towel radiator add the perfect finishing touches.

Exterior

The private rear garden features a combination of lawn and paved areas, offering a great space for relaxation or entertaining. Gated access leads directly to the driveway.

A detached garage is conveniently positioned at the end of the driveway, providing ample storage or additional parking.

GENERAL INFORMATION

COUNCIL TAX BAND - D

TENURE - FREEHOLD

TOTAL FLOOR AREA - 1012.00 sq ft / 94.0 sq m

EPC RATING - B

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
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HIGH STREET
AWARDS
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PINEWOOD