



The Skylarks, Whinfell Road, Dunston, Chesterfield, Derbyshire S41 8DH

 4

 2

 1

 EPC

£409,950

P I N E W O O D



The Skylarks, Whinfell Road Dunston Chesterfield Derbyshire S41 8DH

£409,950

**4 bedrooms
2 bathrooms
1 receptions**

- New build property 2025 completion - Builders warranty
- Modern versatile detached house 4 double bedrooms - all have built in wardrobes
 - Spacious and Inviting lounge with bay window
- Fully enclosed and landscaped family sized rear garden
- Driveway parking for two cars and single detached garage
- Versatile accommodation - set over three floors - SYMPHONY Kitchens and ROCA Sanitary ware
- Principal bedroom on the second floor with walk in dressing room, large eaves storage and stunning ensuite shower room
- Ground floor wc and family bathroom with bath and shower cubicle to the first floor- Porcelanosa tiling
- Well equipped kitchen with breakfast bar, space for a dining table and high quality integrated SMEG appliances
- Utility room with space/plumbing for a washing machine and a tumble dryer - Hive smart heating system



Welcome to The Sherford – Stunning New Build Four-Bedroom Detached Family Home

This stunning four-bedroom detached house is located on Whinfell Road in the desirable area of Dunston, Chesterfield, Derbyshire. Completed in 2025, this home combines contemporary design with modern living conveniences.

Spanning three floors, this beautifully designed versatile home offers ample living space for the whole family. The spacious lounge with bay window provides a perfect place to relax, while the contemporary open-plan kitchen and dining area features French doors opening onto the garden, creating a light and airy space for dining and entertaining, with breakfast bar seating and high end Smeg integrated appliances. Access to the useful utility room off he kitchen. There is also a ground floor WC and useful built in storage to the entrance hall.

On the first floor, you'll find three well-proportioned double bedrooms all with built in wardrobes and a modern family bathroom with white site including a shower enclosure and bath. Any of the first-floor bedrooms could easily serve as a home office or study area, or why not use the second landing area which is a versatile space ideal for a reading nook etc.

The second floor is dedicated to the principal bedroom, which benefits from a private en-suite shower room and a walk-in wardrobe/dressing room with access to the large eaves storage. To the side is driveway parking for two cars, access into the single brick built detached garage and gated access to the rear enclosed landscaped family sized garden mainly laid to lawn.

The Sherford is the perfect home for modern family life, offering style, comfort, and convenience in a sought-after location.

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Entrance Hall, Stairs and Landing

Welcoming entrance hall featuring a composite front door, painted ivory décor, and grey wood-effect vinyl flooring. A built-in under-stairs storage cupboard provides practical space, with a radiator adding warmth. Carpeted stairs lead to the first-floor landing, which benefits from an additional built-in storage cupboard and a uPVC window, ensuring the area feels bright and airy.

Lounge

17'4" into bay x 10'11" (5.29 into bay x 3.35)

A bright and welcoming lounge featuring a large bay uPVC window that floods the room with natural light. Finished with a modern grey carpet and freshly painted ivory décor, the space offers a neutral backdrop ready to suit any style. Two radiators provide warmth, making this an ideal room for relaxing or entertaining.

Ground Floor WC

6'5" x 2'10" (1.98 x 0.87)

A well-presented WC fitted with a low flush suite and a wall-mounted sink with chrome mixer tap, complemented by tiled surrounds. The space is finished with grey wood-effect vinyl flooring and ivory painted décor. Natural light is provided by a frosted uPVC window, while an extractor fan and radiator complete this practical room.

Breakfast Kitchen Diner

20'4" into bay 19'4" (6.22 into bay 5.90)

A stunning open-plan kitchen and dining space, beautifully finished with tiled flooring and neutral painted décor. The room is filled with natural light via a uPVC window and French doors opening onto the rear garden, making it perfect for both family living and entertaining. Featuring a stylish breakfast bar and ample space for a dining table, the kitchen is fitted with a comprehensive range of high-specification Smeg integrated appliances, including a five-ring gas hob, high-level oven, separate grill, warming drawer, dishwasher, and fridge with three-drawer freezer. A 1.5 composite sink with chrome spray mixer tap adds a practical finishing touch, while two radiators ensure warmth and comfort.

Utility Room

6'10" x 4'7" (2.10 x 1.41)

A practical utility room set off the kitchen, fitted with modern grey gloss wall and base units with soft-close doors, laminated worktops, and a stainless steel sink with chrome mixer tap. The room is finished with tiled flooring and painted décor, and benefits from a radiator, extractor fan, and a uPVC window providing natural light. The space also houses the Ideal Logic boiler.

Bedroom Two

11'1" x 9'10" (3.40 x 3.01)

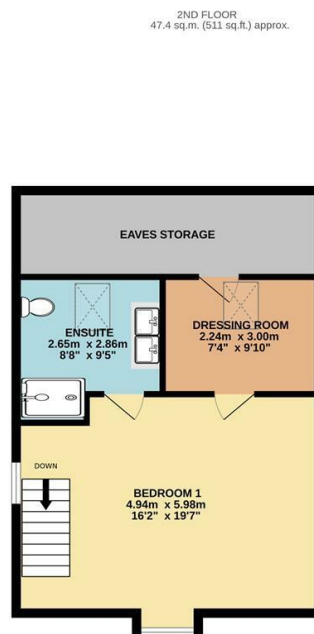
A generous front-facing double bedroom featuring grey carpet, neutral painted décor, and a radiator. The room is brightened by a uPVC window and benefits from built-in wardrobes, providing both storage and a functional, comfortable living space.

Bedroom Three

12'10" x 10'3" (3.92 x 3.14)

A rear-facing double bedroom finished with grey carpet and neutral painted décor. The room benefits from a uPVC window and a radiator, offering a bright and comfortable space.





TOTAL FLOOR AREA : 158.3 sq.m. (1704 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 Four

12'10" x 8'10" (3.92 x 2.70)

A well-proportioned bedroom featuring grey carpet and neutral painted décor. The room includes a built-in wardrobe, a radiator, and a uPVC window, providing a bright and practical living space.

Family Bathroom

10'4" x 7'1" (3.16 x 2.16)

A well-appointed family bathroom featuring a low-flush WC, wall-mounted sink with chrome mixer tap, bath, and corner shower cubicle. The room is finished with tiled-effect vinyl flooring and a combination of part-tiled and part-painted walls. Additional features include a frosted uPVC window, wall-mounted towel radiator, extractor fan, and inset spotlights, combining functionality with a contemporary finish.

Hall/Reading Area/Office

7'11" x 6'5" (2.43 x 1.98)

a doors leads to this area, which offers a versatile space ideal as a reading nook, home office, or study area. A further uPVC window and staircase provide access to the second floor, creating a light and functional transitional space.

Bedroom One

19'7" x 16'2" (5.98 x 4.94)

A spacious second-floor master bedroom featuring dual-aspect uPVC windows that fill the room with natural light and offer partial views. Finished with grey carpet and neutral painted décor, the room benefits from two radiators and provides direct access to a walk-in dressing room, large eaves storage, and a private en-suite shower room, creating a luxurious and functional retreat.

Dressing Room

9'10" x 7'4" (3.00 x 2.24)

A spacious and bright dressing area featuring grey carpet, neutral painted décor, and a radiator. Natural light is provided by uPVC skylights, and the space offers convenient access to large eaves storage, making it both practical and luxurious.

Ensuite Shower Room

9'4" x 8'8" (2.86 x 2.65)

A stylish en-suite featuring tiled-effect vinyl flooring and uPVC skylights that flood the room with natural light. It is fitted with a low-flush WC, a shower enclosure with a chrome rain-head shower, and a white gloss vanity unit with his-and-hers ceramic sinks and chrome mixer taps, complemented by tiled surrounds. Additional features include chrome inset spotlights, an extractor fan, shaver socket, and a wall-mounted towel radiator, combining modern style with practical functionality.

Single Garage

20'8" x 10'8" (6.31 x 3.26)

A brick-built, single garage featuring an up-and-over door. Ideal for additional storage, parking a vehicle, or use as a workshop, offering versatile practical space.

Exterior

To the side, the property offers driveway parking for two cars, with direct access to the detached single garage.

Gated access leads to a fully enclosed, family-sized rear garden, predominantly laid to lawn with a patio area, providing a safe and private outdoor space for relaxing or entertaining.

General Information

Tenure - Freehold

Total Floor Area - 1704 sq ft / 158.3 sq m

EPC Rating TBC

Gas Central Heating - High Efficiency Condensing Boilers with HIVE active heating
uPVC Double Glazing

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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