



Braithwaite Road, Dunston, Chesterfield, Derbyshire S41 8FF

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 2

 EPC

£509,950

PINEWOOD



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**5 bedrooms
3 bathrooms
2 receptions**

- New build property 2025 completion - Builders warranty
- Spacious modern breakfast SYMPHONY kitchen - With french doors leading out onto the enclosed rear garden
 - Five generous bedrooms - 3 of which have built in storage
 - Three stylish bathrooms and a ground floor WC- Porcelanosa tiling
- Two versatile reception rooms - Spacious and ready to entertain guests
 - Located in Dunston, Chesterfield
- Close to local amenities - Easy access to main commuter routes and M1 motorway access
- SYMPHONY Kitchens and ROCA Sanitary ware - Hive smart heating system
 - Double garage with ample driveway for up to four cars
 - Detached Family Home set over three floors



£15,000 STAMP DUTY PAID/FLOORING INCLUDED/READY TO MOVE INTO

Welcome to THE HAMBLE - A stunning FIVE bed detached family home.

Nestled on Braithwaite Road in the area of Dunston, Chesterfield, this exquisite new build property is a remarkable find for those seeking a modern family home. Completed in 2025, this detached house boasts a generous layout, featuring five double bedrooms over three floors and three well-appointed bathrooms, double garage and driveway.

The heart of this home is undoubtedly the stunning kitchen with breakfast bar, designed with both style and functionality in mind. It is equipped with high-quality SMEG appliances and sleek SYMPHONY cabinets, providing a perfect blend of contemporary aesthetics and practicality. The open-plan design allows for a seamless flow into the dining and living areas, making it an ideal space for entertaining friends and family.

In addition on the ground floor, the property offers a utility room, two inviting reception rooms, providing versatile spaces that can be tailored to your needs, whether as a cosy lounge, a playroom, or office. The thoughtful layout ensures that every corner of the home is utilised to its fullest potential.

Upstairs on the first floor you will find three double bedrooms all with built in wardrobes, family bathroom and en suite shower room, to the second floor are two further double bedrooms and an additional shower room. With an enclosed landscaped garden to the rear.

Set in a desirable location, this property is not only a beautiful home but also a gateway to the vibrant community of Chesterfield. With local amenities, schools, and parks nearby, it is perfect for families.

This new build is a rare opportunity to own a modern, stylish home in a sought-after area. Do not miss your chance to make this exceptional property your own.

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Entrance Hall

The entrance hall is a welcoming area with stairs leading to the upper floors and access to the lounge, dining room, and kitchen/diner. The hall features laminate wood-effect flooring and provides a practical transition space on the ground floor.

Lounge

10'8" x 14'8" (3.26m x 4.49m)

The lounge offers a bright and inviting space featuring dual windows that allow plenty of natural light to fill the room. It is comfortably sized and ideal for relaxing or entertaining guests.

Kitchen Breakfast Room

17'6" x 13'1" (5.31m x 4.08m)

The kitchen/diner is a spacious and modern area, complete with a central island that provides additional workspace. The SYMPHONY kitchen is fitted with SMEG integrated appliances including a 5 ring gas hob, extractor, high level oven, grill, warming drawer and a fridge-freezer, complemented by a wood-effect worktop and a tiled floor. French doors open out to the garden, creating a lovely connection to the outdoor space, while a separate dining area with wood-effect flooring leads through glazed double doors, ideal for family meals or entertaining.

Dining Room

10'5" x 14'8" (3.18m x 4.49m)

The dining room is a comfortable and practical space adjoining both the lounge and kitchen/diner areas. It benefits from laminate wood-effect flooring and a window that allows natural light to brighten the room, making it a pleasant setting for shared meals.

Utility Room

7'5" x 5'10" (2.26m x 1.80m)

The utility room is a practical addition, with fitted units and a sink set into a wood-effect worktop, tiled floor and access to the cloakroom. It is a handy space for laundry and storage, positioned conveniently off the kitchen.

Ground floor wc/ cloakroom

3'2" x 5'10" (0.99m x 1.80m)

The cloakroom is a compact but functional space fitted with a modern low flush toilet and wall-mounted basin, ideal for guests' use on the ground floor.

Bedroom 1

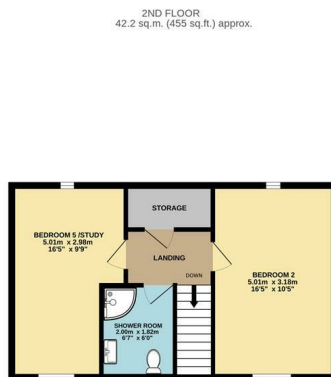
10'5" x 15'6" (3.18m x 4.73m)

Bedroom 1 is a spacious main bedroom featuring neutral decor and carpeted flooring. It benefits from built-in wardrobes providing useful storage and an en suite bathroom with modern fittings, including a walk-in shower, toilet, and basin. The room offers a peaceful retreat with plenty of natural light from multiple windows.

Ensuite Shower Room (Bed 1)

7'8" x 5'3" (2.35 x 1.61)





TOTAL FLOOR AREA: 162.6 sq.m. (1751 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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Bedroom 2
10'9" x 8'1" (3.28m x 2.48m)

Bedroom 2 is a well-proportioned room with carpeted flooring and a window overlooking the front of the property. It includes a built-in wardrobe for convenient storage and offers a comfortable space suitable for a single or double bed.

Bedroom 3
10'9" x 8'11" (3.28m x 2.75m)

Bedroom 3 is similarly sized to Bedroom 2, providing a cosy yet practical bedroom with carpeted flooring and a window to the front. A built-in wardrobe adds storage space, making it comfortable for use as a single or double room.

Family Bathroom
10'2" x 5'3" (3.09m x 1.61m)

The bathroom is fitted with a contemporary white suite including a bath with shower above, toilet, and basin. The walls are tiled around the bath area, and the room features a frosted window allowing natural light while maintaining privacy.

Bedroom 4
10'6" x 15'1" (3.239m x 4.597m)

Bedroom 4 is a bright and spacious room with carpet flooring, featuring two built-in wardrobes that offer excellent storage. The room benefits from a window that brings in plenty of light, creating a comfortable and airy atmosphere.

Bedroom 5/Study
10'10" x 15'1" (max) (3.07m x 4.60m (max))

Bedroom 5 is a generously sized bedroom or study with carpeted flooring and a built-in wardrobe. The room has a window that fills the space with light, making it suitable for use as a bedroom or a quiet home office.

Shower Room
5'11" x 6'6" (1.81m x 1.9m)

The shower room is a modern space with a walk-in shower featuring a glass door, a toilet, and a basin. The room is finished with light wall tiles and wood-effect flooring, creating a clean and practical bathroom at the top floor level.

Exterior

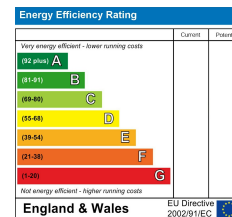
The front exterior of the property is a modern, three-story detached home built with red brick and grey roof tiles. It features a welcoming black front door with a small canopy above, multiple windows providing natural light, and a driveway for four cars leading to double garage. The neat lawn and shrubbery add to the attractive curb appeal.

The rear garden is a generous, well-maintained lawn bordered by timber fencing and raised planters, providing a private and pleasant outdoor space. There is a paved patio area adjacent to the house, perfect for outdoor seating or dining. The garden is fully enclosed and benefits from a sunny aspect.

General Information
Tenure - Freehold
Total Floor Area - 162.6 sq. m. (1751 sq. ft.) Approx
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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