



Whinfell Road, Dunston, Chesterfield, Derbyshire S41 8ES

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 EPC

£489,950

PINEWOOD



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£489,950

**4 bedrooms
3 bathrooms
2 receptions**

- New build property 2025 completion - Builders warranty
- Spacious modern SYMPHONY kitchen - SMEG appliances - With uPVC french doors leading out onto the enclosed rear garden
- Four generous bedrooms - two of which have built in wardrobes
- Two stylish bathrooms, family bathroom and ensuite bathroom and a ground floor WC- Porcelanosa tiling
- A lovely lounge with uPVC French doors opening to the rear garden - Spacious and ready to entertain guests
- Located in Dunston, Chesterfield and a short drive to Dronfield and Sheffield
- Close to local amenities - Easy access to main commuter routes and M1 motorway access
- SYMPHONY kitchens and ROCA Sanitary ware - Hive smart heating system
 - Detached double garage with ample driveway for three/four cars
 - Rear landscaped and turfed family friendly garden being fully enclosed

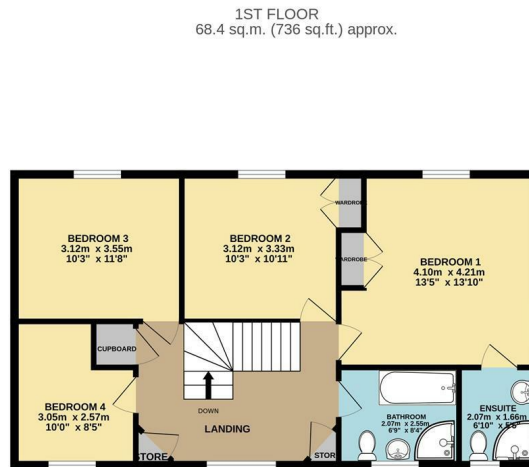
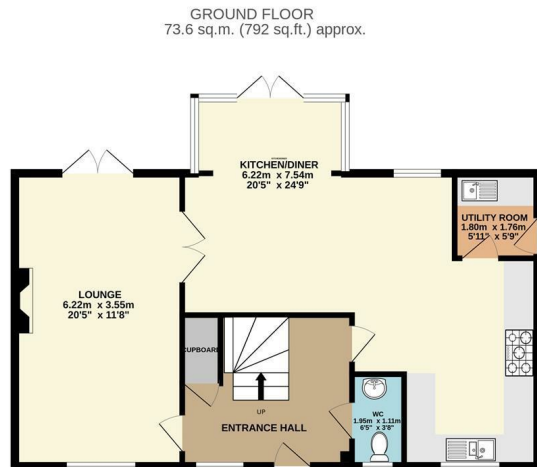


A bright dining room with a wooden table, blue tufted chairs, and large windows overlooking a garden. The room is decorated with a gold candle holder and a potted plant. The text "PINEWOOD" is visible in the bottom right corner.

A modern dining room featuring a wooden table, blue tufted chairs, and a large arched mirror on a patterned wall. The room is well-lit with a chandelier and a pendant light. The wall is covered in a colorful, patterned wallpaper. The floor is made of light-colored tiles. The text "PINWOOD" is visible in the bottom right corner.

A practical and well-appointed utility room featuring durable tiled flooring and neutral painted décor. It benefits from a UPVC door with window, allowing plenty of natural light and easy access to the outside. The space includes plumbing and dedicated areas for a washing machine and tumble dryer, complemented by an inset sink with a chrome mixer tap set into granite work surfaces. Additional features include a radiator for warmth and an extractor fan for ventilation

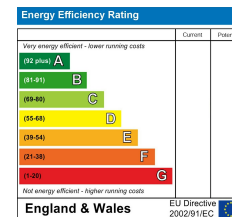




TOTAL FLOOR AREA: 142.0 sq.m. (1529 sq.ft.) approx.

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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Ground floor wc/cloakroom

A well-appointed ground floor cloakroom featuring parquet-style flooring and a tasteful combination of part-tiled and part-painted walls. Fitted with a modern low-flush WC and a wall-mounted wash basin with a sleek chrome mixer tap. Additional features include a UPVC window for natural ventilation, an extractor fan, and a wall-mounted radiator.

Bedroom 1

A bright and well-proportioned double bedroom positioned at the rear of the property. This elegant room features soft carpeted flooring, neutral painted décor with a feature wallpapered wall, and a large UPVC window providing plenty of natural light. Additional highlights include a wall-mounted radiator and built-in wardrobes, offering excellent storage solutions.

Ensuite Shower Room

A modern and stylish en-suite shower room, featuring a corner shower cubicle with a sleek chrome-finished shower and fully tiled surrounds. The room includes a low flush WC, a wall-mounted ceramic sink with a chrome mixer tap and a contemporary chrome heated towel rail. Finished with tiled flooring, inset spotlights, and a frosted UPVC window for natural light and privacy.

Bedroom 2

A spacious double bedroom located at the rear of the property, featuring carpeted flooring and neutral painted décor with a stylish feature wallpapered wall. A UPVC window provides natural light, while a radiator ensures comfort throughout the seasons. The room also benefits from built-in wardrobes, offering ample storage space.

Bedroom 3

A generously sized double bedroom situated at the rear of the property, enjoying a quiet outlook. The room features cosy carpeted flooring, painted décor enhanced by a stylish feature wallpapered wall, and a UPVC window that allows for plenty of natural light.

Bedroom 4

A well-presented single bedroom located at the front of the property, ideal as a child's room, home office, or guest space. Featuring soft carpeted flooring, neutral painted décor with a stylish feature wall, a UPVC window providing natural light, and a wall-mounted radiator for comfort.

Family Bathroom

A modern and well-appointed family bathroom featuring tiled flooring and a combination of part-tiled and part-painted walls. The suite comprises a panelled bath with a wall-mounted chrome mixer tap, a corner shower cubicle with a chrome-finished shower, a wall-mounted ceramic sink with chrome mixer tap, and a low flush WC. Additional features include inset spotlights, an extractor fan, and a frosted UPVC window providing natural light and privacy.

Exterior

To the front of the property is a sheltered porch area, offering a welcoming entrance and additional protection from the elements. A block-paved driveway provides off-road parking for up to four vehicles, leading to the double detached garage. To the rear, the property boasts landscaped gardens featuring a fully turfed lawn and a fully enclosed boundary, offering a safe and private outdoor space—perfect for families, entertaining, or relaxing.

Detached Double Garage

17'3" x 17'8" (5.27 x 5.40)

A spacious double detached garage featuring two single up-and-over doors, ideal for secure parking or additional storage. The garage is equipped with power and lighting, offering excellent functionality for a variety of uses, including workshop or hobby space.

General Information

Tenure - Freehold

Total Floor Area - 1529.00 sq ft / 142.0 sq m

EPC Rating TBC (new build rate)

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

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039



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