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21 Braithwaite Road

Dunston • Chesterfield • S41 8FF

Guide Price £500,000 to £525,000

Welcome to this executive four-bedroom detached family home, constructed just one year ago and occupying an enviable position on a private road within the popular village of Dunston. Offering spacious and beautifully presented accommodation throughout, the property enjoys excellent access to a range of everyday amenities, with Chesterfield town centre providing a wider selection of shopping, leisure and dining facilities just a short distance away. Families will appreciate the excellent local schooling available nearby, while outdoor enthusiasts can enjoy the open spaces of Holmebrook Valley Park, Linacre Reservoir and the convenient park located on the development itself. The property is also ideally located for commuters, benefiting from easy access to Chesterfield train station, the M1 motorway and surrounding road networks. This outstanding home is perfectly suited to modern family living. The property is entered via a welcoming entrance hall, which benefits from useful built-in storage and access to a convenient ground floor WC. Positioned to the left is the spacious living room, a bright and versatile reception space enhanced by dual-aspect windows and French doors opening onto the rear garden. A bespoke built-in traditional media wall/storage unit creates an attractive focal point whilst providing practical storage solutions. Double doors from the living room lead into the impressive open-plan kitchen diner, which can also be accessed directly from the hallway. Designed with family living and entertaining in mind, this superb space offers ample room for a family dining table, while a bay window seating area provides a more relaxed setting overlooking the garden. French doors open onto the rear patio, creating a wonderful connection between indoor and outdoor living. The kitchen is fitted with a stylish range of shaker-style units incorporating integrated appliances and extensive storage. The current owners have further enhanced the space with upgraded granite worktops, upgraded flooring and enhanced lighting throughout the kitchen and utility areas. A separate utility room provides space for freestanding appliances and benefits from an external side door leading to the garden. To the first floor are four bedrooms and the family bathroom, with the landing also benefitting from additional storage. Bedrooms one, two and three all overlook the rear garden. The principal bedroom is a generous double room featuring fitted wardrobes and a modern part-tiled ensuite shower room comprising a corner shower cubicle, wash basin and WC. Bedroom two is another spacious double room with fitted wardrobes, while bedroom three is also a comfortable double bedroom benefitting from fitted wardrobes. The abundance of double bedrooms makes this an excellent choice for growing families. Bedroom four is positioned to the front of the property and is a well-proportioned single room, ideal as a home office, nursery or child's bedroom. The family bathroom is modern and part tiled, fitted with a contemporary four-piece suite comprising a bath, corner shower cubicle, wash basin and WC. Both the family bathroom and ensuite benefit from upgraded wall tiling. Externally, the enclosed rear garden provides a private and well-maintained outdoor space. Recently re-turfed, the garden begins with a patio area ideal for seating and entertaining before extending onto a lawned garden arranged over gentle tiers, with steps leading down to a further lawned section. To the front of the property is a neatly maintained lawned garden with space for shrubs and planting. A driveway provides off-road parking and leads to a detached single garage, which also benefits from an EV charging point.









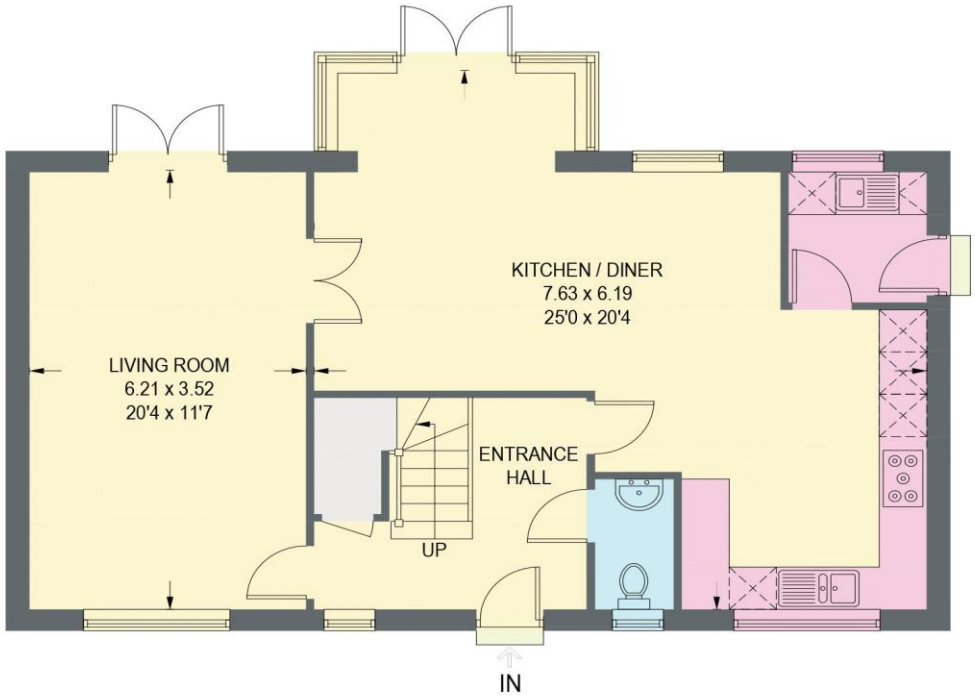


- Executive Four Bedroom Detached Family House
- Only One Year Old & Situated on a Private Road
- Spacious Dual Aspect Living Room w/ Media Wall
- Stunning Open Plan Kitchen Diner w/ Upgraded Granite Worktops, Flooring & Lighting
- Separate Utility Room & Ground Floor WC
- Three Double Bedrooms w/ Fitted Wardrobes & Fourth Single Bedroom
- Modern Part Tiled Family Bathroom & Ensuite
- Re-Turfed Private Rear Garden
- Driveway Parking & Detached Garage w/ EV Charger
- Council Tax Band E/EPC Rating B

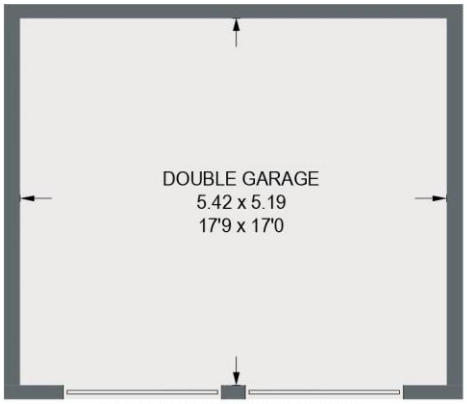


21 BRAITHWAITE ROAD

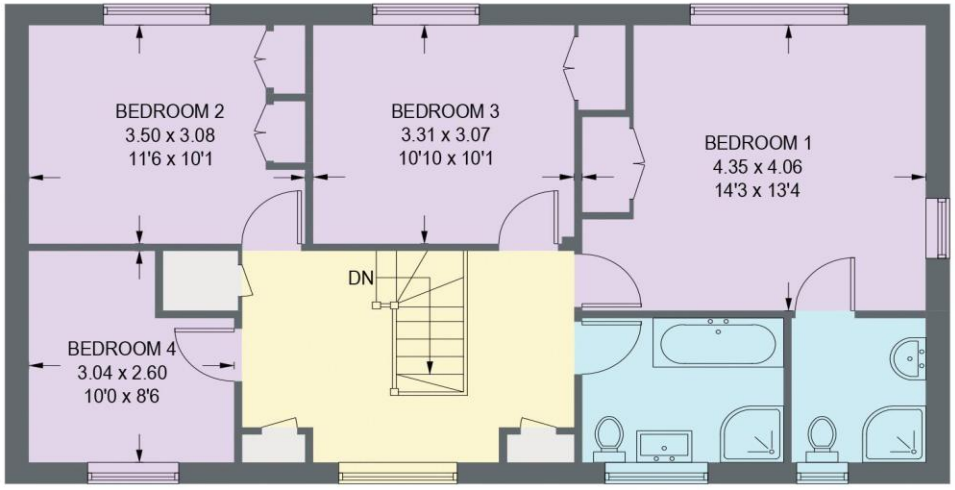
APPROXIMATE GROSS INTERNAL AREA = 171.6 SQ M / 1847.3 SQ FT
(INCLUDING DOUBLE GARAGE)



GROUND FLOOR (INCLUDING DOUBLE GARAGE)
101.6 SQ M / 1093.7 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



FIRST FLOOR
70.0 SQ M / 753.6 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1345121)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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