



Plot 198, Whinfell Road, Dunston, Chesterfield, Derbyshire S41 8ES

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Offers In The Region Of £400,000

P I N E W O O D



Plot 198
Whinfell Road
Dunston
Chesterfield
Derbyshire
S41 8ES



Offers In The Region Of
£400,000

4 bedrooms
2 bathrooms
2 receptions

- Stamp duty paid - 4 spacious bedrooms
- 2 modern bathrooms and a ground floor wc
 - 2 cosy reception rooms
- Detached new build house -built 2025
 - Located in Dunston, Chesterfield
 - Close to local amenities
- Easy access to transport links and M1 motorway
 - Ideal family home
 - Viewing highly recommended
 - Freehold



STAMP DUTY PAID.....Located on Skyllarks the William Davis homes development in Dunston, Chesterfield, this newly built detached four bed family home at Plot 198, Skyllarks, offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed bathrooms ensure convenience for all residents, while the two reception rooms provide ample space for relaxation and entertaining guests.

The design of the house reflects contemporary aesthetics, making it a delightful place to call home. The open layout allows for natural light to flood the living spaces, creating a warm and inviting atmosphere. The property is thoughtfully designed to cater to the needs of modern family life.

For those with vehicles, the property boasts parking for up to three cars, two on the driveway and one in the single garage, providing ease and accessibility. The location on Whinfell Road offers a peaceful residential setting, while still being conveniently close to local amenities and transport links.

This home is not just a place to live; it is a sanctuary where memories can be made. With its generous space and modern features, it presents an excellent opportunity for anyone looking to settle in the picturesque Derbyshire area. Do not miss the chance to make this stunning property your own.

Video tour available,

Contact Pinewood Properties for more information or to book a viewing.

Family/Dining and Kitchen

20'0" x 9'0" (6.11 x 2.76)

The kitchen and family/dining area is a bright and spacious open-plan space. It features modern cabinetry in a soft neutral tone paired with light wood-effect work surfaces. Integrated appliances include a built-in double oven and a 5 ring gas hob with a sleek extractor above. The dining area is positioned by a set of large French doors that open out to the garden, flooding the room with natural light and providing a lovely view of the outside space. The wood-effect flooring throughout adds warmth and continuity to this sociable area.

Utility

9'0" x 6'0" (2.76 x 1.84)

The utility room offers practical space with a sink and work surface, cupboards for storage, and a door leading directly to the outside, making it ideal for laundry and additional household tasks. The flooring matches the rest of the ground floor, maintaining a cohesive look.

Lounge

14'7" x 11'5" (4.46 x 3.50)

The lounge is a well-proportioned reception room located to the front of the house with a window letting in natural light. It has a neutral decor and wood-effect flooring, providing a comfortable and adaptable space for relaxation and entertaining.

Study

11'1" x 7'8" (3.40 x 2.36)

The study is a compact room with a window overlooking the front of the property. It is versatile and could be used as a home office or hobby room, featuring neutral walls and wood-effect flooring for a clean, modern feel.

Cloakroom

11'1" x 7'8" (3.40 x 2.36)

The cloakroom is a practical addition to the ground floor, fitted with a modern WC and a small wash basin. It has neutral décor and wood-effect flooring consistent with the rest of the ground floor accommodation.

Landing

The landing serves all four bedrooms and the family bathroom, with a central staircase providing access to the ground floor. It offers a neutral and practical space for moving between rooms.

Bedroom 1

11'5" x 11'6" (3.50 x 3.51)

Bedroom 1 is a generously sized principal bedroom featuring a plush carpet and ample natural light from the front-facing window. It benefits from built-in wardrobes providing good storage and includes a private en-suite bathroom with a modern shower, wash basin, and WC.

Bedroom 2

10'11" x 9'5" (3.34 x 2.88)

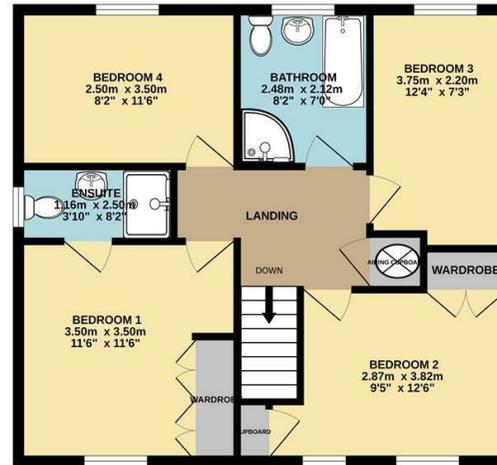
Bedroom 2 is a comfortable double room with a window overlooking the front of the home. It includes built-in wardrobes offering useful storage and has a neutral carpeted floor, making it a cosy space for rest.



GROUND FLOOR
61.1 sq.m. (658 sq.ft.) approx.



1ST FLOOR
56.0 sq.m. (603 sq.ft.) approx.



TOTAL FLOOR AREA : 117.1 sq.m. (1261 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 3

11'6" x 8'2" (3.51 x 2.49)

Bedroom 3 is a spacious room carpeted for comfort, with a window to the rear allowing plenty of natural light. It is an ideal family bedroom or guest room with neutral decor and space for furnishings.

Bedroom 4

12'4" x 7'3" (3.76 x 2.22)

Bedroom 4 is a smaller bedroom featuring plush fitted carpets and a window to the rear. It offers a versatile space that could work as a bedroom or a study, with neutral walls to suit various decorating styles.

Bathroom

8'2" x 6'11" (2.49 x 2.12)

The family bathroom is a well-appointed space with a modern suite including a bath, separate shower enclosure, WC, and wash basin. The floor is finished with a herringbone wood-effect pattern, while the walls have tiled areas around the bath and shower, creating a clean and contemporary look.

Rear Garden

The rear garden is a generous, well-maintained lawn bordered by a brick wall and wooden fencing, offering a private outdoor space ideal for family activities and entertaining. There is a small paved patio area adjacent to the house, perfect for outdoor seating.

Front Exterior

The front exterior presents a neat brick façade with a pitched tiled roof. Windows to the ground and first floors are symmetrically placed either side of a central front door, creating a welcoming and traditional appearance. The property is set back from the road with a small landscaped border. Along the side of the property sits the single detached garage at the end of the private driveway.

GENERAL INFORMATION

EPC: TDC
Council Tax Band: TDC
Total Floor Area: 1261 sq. ft. Approx
uPVC Double Glazing
Gas Central Heating

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.

Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazzeal 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 Gazzeal 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.

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