



**Plot 4, Whinfell Road, Dunston, Chesterfield, Derbyshire S41 8BF**

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**£389,950**

**PINEWOOD**



**Plot 4**  
**Whinfell Road**  
**Dunston**  
**Chesterfield**  
**Derbyshire**  
**S41 8BF**



**£389,950**

**4 bedrooms**  
**2 bathrooms**  
**1 receptions**

- Contemporary fitted kitchen
- Private turfed garden accessed through French doors
  - Hive smart heating system
  - Inviting lounge
  - High quality SMEG kitchen appliances
- En-suite shower room to principal bedroom
  - Modern fitted family bathroom
- Built-in wardrobes to selected bedrooms
  - Ground floor cloakroom
- Double Garage and driveway parking for up to four cars



## THE SOLENT

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

Nestled on Whinfell Road in the desirable Dunston area of Chesterfield, this exquisite new-build property, completed in 2025, offers a remarkable opportunity to own a modern family home designed for both style and practicality.

Step into the welcoming hallway and discover the heart of the home: a spacious, open-plan kitchen diner. Filled with high-quality Smeg appliances and sleek Symphony cabinets, the kitchen combines contemporary aesthetics with everyday functionality. It seamlessly flows into the dining area, creating an ideal space for entertaining friends and family. Completing the ground floor are a generous lounge with French doors opening onto the rear garden, a utility room and a cloakroom with useful storage space.

Upstairs, the property features four well-proportioned bedrooms, including three doubles all with built-in wardrobes, with the principal bedroom enjoying built-in wardrobes and a stylish en-suite shower room. The family bathroom is beautifully appointed with a bath, catering perfectly to family living.

Externally, the home boasts a double brick-built double garage with up-and-over doors and lighting, alongside a driveway with parking for up to four vehicles. The rear garden is fully enclosed, landscaped, and family-friendly, providing a secure and private outdoor space.

VIDEO TOUR - TAKE A LOOK AROUND

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#### ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall provides access to the staircase and first-floor landing, featuring a composite front door and attractive wood-effect vinyl flooring. The space is finished in neutral painted décor and benefits from a radiator and an integrated alarm panel. The staircase is fitted with a soft beige carpet, leading to a bright landing area with additional radiator, loft access and continued neutral presentation, creating a practical and well-maintained first impression of the home.

#### KITCHEN DINER

20'11" x 9'8" (6.40 x 2.95)

The kitchen diner is a stylish and well-appointed space, enjoying ample natural light from two UPVC windows and warmed by two radiators. Finished with wood-effect vinyl flooring, the room features an attractive range of cappuccino gloss, soft-close wall and base units complemented by brushed copper handles and wooden laminate work surfaces. Integrated Smeg appliances include a four-ring gas hob with extractor above, high-level oven and grill, dishwasher, fridge and freezer. A 1.5 bowl stainless steel sink with chrome mixer tap and inset spotlighting complete this contemporary and practical dining kitchen, ideal for modern family living.

#### LOUNGE

21'0" x 11'3" (6.41 x 3.45)

The spacious lounge is finished with a beige carpet and neutral painted décor, creating a bright and comfortable living space. The room benefits from two radiators and is filled with natural light from three UPVC windows, with UPVC French doors providing an attractive outlook and direct access to the outside, ideal for both everyday living and entertaining.

#### GROUND FLOOR WC

6'6" x 5'0" (2.00 x 1.53)

The ground floor WC is neatly presented with wood-effect vinyl flooring and contemporary fittings, including a low-flush WC and a wall-mounted wash hand basin with chrome mixer tap. Tiled splashbacks and an extractor fan add to the practicality of the space, which also offers ample room for storing coats and shoes, making it a highly useful addition to the ground floor.

#### UTILITY ROOM

9'6" x 6'6" (2.90 x 2.00)

The utility room offers a practical addition to the home, finished with wood-effect flooring and neutral painted décor. The space is equipped with a radiator and a UPVC external door, along with a stainless steel sink with chrome taps. There is ample space and plumbing for a washing machine and tumble dryer, making this a highly functional area for everyday household needs.

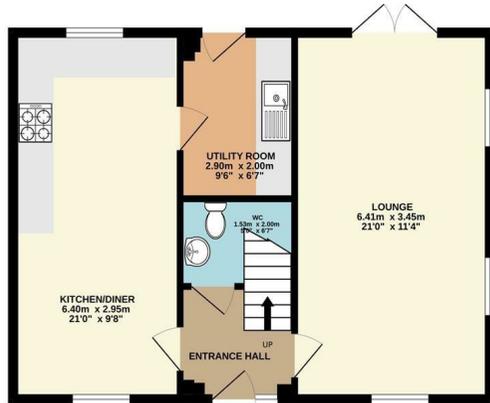
#### BATHROOM

9'10" x 4'9" (3.00 x 1.45)

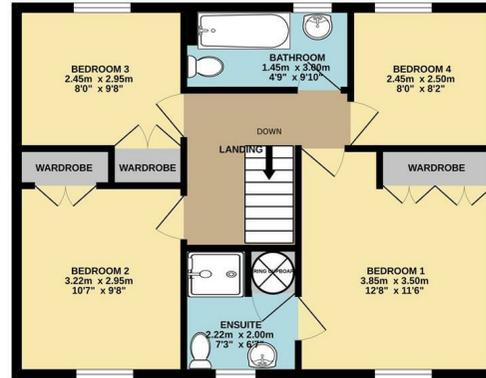
The bathroom is finished with attractive parquet-style wood-effect vinyl flooring and neutral painted décor, creating a clean and contemporary feel. Natural light is provided by a UPVC frosted window, while the suite comprises a low-flush WC, panelled bath with chrome mixer taps and a chrome shower. A wall-mounted wash hand basin with chrome mixer tap is complemented by tiled surrounds, inset spotlighting and a wall-mounted radiator, completing this well-appointed and stylish bathroom.



**GROUND FLOOR**  
53.7 sq.m. (578 sq.ft.) approx.

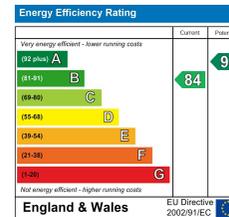


**1ST FLOOR**  
53.9 sq.m. (580 sq.ft.) approx.



**TOTAL FLOOR AREA : 107.5 sq.m. (1157 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 ONE**

12'7" x 11'5" (3.85 x 3.50)

Bedroom one is a well-proportioned double room positioned to the front of the property, finished with a beige carpet and neutral painted décor. The room benefits from a UPVC window, radiator and built-in wardrobes, providing both comfort and excellent storage.

**ENSUITE SHOWER ROOM**

6'6" x 7'3" (2.00 x 2.22)

The en-suite shower room is well appointed and features wood-effect parquet-style vinyl flooring with a combination of part-tiled and painted décor. The suite includes a low-flush WC, wall-mounted wash hand basin with chrome mixer tap and a shower enclosure fitted with a chrome shower. Additional features include an airing cupboard housing the hot water cylinder, UPVC window for natural light, inset spotlighting, extractor fan and a wall-mounted radiator, providing a practical and contemporary finish.

**BEDROOM TWO**

10'6" x 9'8" (3.22 x 2.95)

Bedroom two is a generously sized double room located to the front of the property, finished with a beige carpet and neutral painted décor. The room benefits from a UPVC window, radiator and built-in wardrobes, offering comfortable accommodation with excellent storage.

**BEDROOM THREE**

9'8" x 8'0" (2.95 x 2.45)

Bedroom three is a comfortable double room situated to the rear of the property, featuring a beige carpet and neutral painted décor. The room is fitted with built-in wardrobes, a radiator, and a UPVC window, providing both practicality and a pleasant outlook.

**BEDROOM FOUR**

8'2" x 8'0" (2.50 x 2.45)

Bedroom four is a single room positioned to the rear of the property, finished with a beige carpet and neutral painted décor. The room is bright and airy, featuring a UPVC window and radiator, making it an ideal space for a home office, nursery, or guest accommodation.

**EXTERIOR**

To the front, the property boasts a double garage and a driveway providing parking for up to four cars, combining practicality with excellent kerb appeal. The rear garden is a generous, family-sized space, fully enclosed and laid predominantly to a landscaped lawn. A paved patio area offers the perfect spot for outdoor entertaining or relaxing, with convenient rear access to the garage.

**DOUBLE GARAGE**

To the front, the property features a substantial double brick-built garage with up-and-over doors and lighting.

**GENERAL INFORMATION**

- Total Floor Area 1157.00 SQ FT / 107.5 SQ M
- Gas Central Heating - Hive Heating System
- uPVC Doors and Windows - Composite Front Doors
- Council Tax Band - TBC
- EPC Rated B

**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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