



Plot 3, Whinfell Road, Dunston, Chesterfield, Derbyshire S41 8BF

4
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2
2

EPC

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£409,950

PINEWOOD

Plot 3
Whinfell Road
Dunston
Chesterfield
Derbyshire
S41 8BF



£409,950

4 bedrooms
2 bathrooms
2 receptions

- Single Garage and Block Paved Driveway For Two Cars
 - Inviting Lounge
 - High quality SMEG kitchen appliances
 - Private Study/Multi Use Room
- Modern Fitted Family Bathroom with Corner Shower Cubicle and Bath
 - Hive Smart Heating System
 - Ground Floor Cloakroom
- En-suite Shower Room Built in Wardrobes to Principal Bedroom
- Private Turfed Landscaped Garden Accessed Through French Doors
 - Open Plan Dining Kitchen with uPVC French Doors to Garden



THE DENWICK

The Denwick is a superb brand-new family home, available for immediate occupation—meaning you could be moved in and settled within weeks. The property further benefits from a south-facing, mature landscaped garden, ideal for enjoying all-day sunshine.

Behind its attractive traditional façade, The Denwick reveals a thoughtfully designed interior tailored for modern living. The welcoming entrance hall leads to a spacious lounge and a bright, contemporary kitchen with family dining area, complete with uPVC French doors opening onto the garden—perfect for both everyday living and entertaining. A separate utility room and a dedicated study/multi use room provide excellent practicality and an ideal work-from-home retreat. The Ground floor cloakroom completes this floor.

To the first floor are four well-proportioned bedrooms, two featuring built-in wardrobes. The principal bedroom enjoys the added luxury of a private en-suite, while the stylish family bathroom is fitted with both a bath and a separate corner shower cubicle.

Externally, the property is completed by a single garage and a fully turfed garden with a degree of privacy, making this an exceptional turnkey home ready to enjoy from day one.

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ENTRANCE HALL/STAIRS AND LANDING

The entrance hall is finished with attractive wood-effect vinyl flooring and neutral painted décor, and features a radiator and alarm control panel. Carpeted stairs rise to the first floor, with a useful under-stairs storage cupboard. The landing provides access to the loft and an airing cupboard, and is complemented by a further radiator, creating a practical and well-presented circulation space.

LOUNGE

14'5" x 10'9" (4.40 x 3.30)

The lounge is finished with a beige carpet and neutral painted décor, creating a comfortable and welcoming living space. The room benefits from a UPVC window allowing natural light to flow through, along with a radiator for year-round comfort.

STUDY/MULTI USE ROOM/RECEPTION

11'1" x 7'8" (3.40 x 2.35)

The study is a versatile multi-use reception room, finished with wood-effect vinyl flooring and neutral painted décor. The space benefits from a UPVC window providing natural light and a radiator, making it ideal for use as a home office, playroom, or additional sitting room.

GROUND FLOOR CLOAKROOM

7'10" x 3'3" (2.40 x 1.00)

The ground floor WC is well presented with wood-effect vinyl flooring and neutral painted décor. It is fitted with a low-flush WC and a wall-mounted wash hand basin with chrome mixer tap, complemented by tiled surrounds. Additional features include a UPVC frosted window, extractor fan and radiator, providing both comfort and practicality.

KITCHEN DINER

19'8" x 13'11" (6.00 x 4.25)

The kitchen diner is a stylish and contemporary space, finished with wood-effect vinyl flooring and neutral painted décor. The room benefits from a radiator, a UPVC window, and UPVC doors with glazed panels opening onto the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living.

Fitted with grey shaker-style wall and base units with soft-close drawers, the kitchen is complemented by grey wood-effect laminate worktops. Integrated appliances include a five-ring Smeg gas hob with extractor, high-level oven and grill, fridge, freezer, and dishwasher. A 1.5 bowl stainless steel sink with chrome mixer tap and inset spot lighting complete this well-appointed kitchen diner, ideal for modern family living and entertaining.

UTILITY ROOM

9'10" x 6'0" (3.00 x 1.85)

The utility room is a practical and well-designed space, finished with wood-effect vinyl flooring and neutral painted décor. It benefits from a radiator and a UPVC external door, and houses the combi boiler. Fitted with grey shaker-style base units, the room offers space and plumbing for a washing machine and tumble dryer, along with a stainless steel sink with chrome taps, making it a highly functional addition to the home.

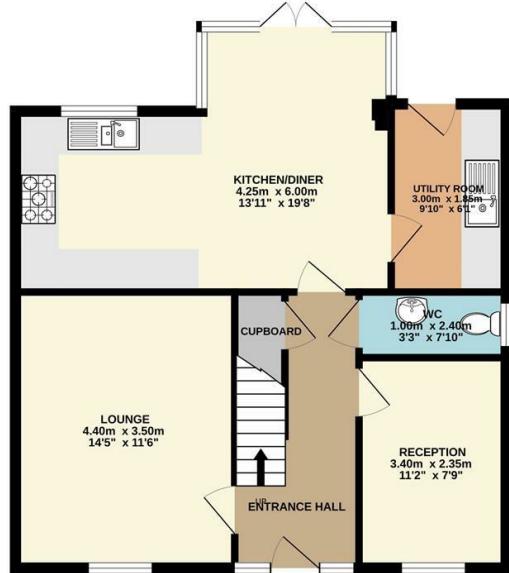
BEDROOM ONE

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

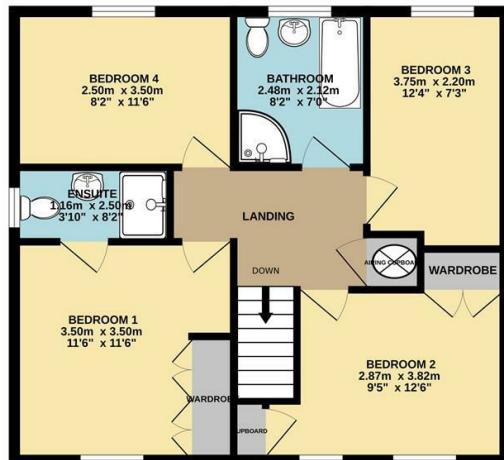
Bedroom one is a spacious double room positioned to the front of the property, finished with a beige carpet and neutral painted décor. The room benefits from a UPVC window, radiator and built-in wardrobes, offering comfortable accommodation with excellent storage.



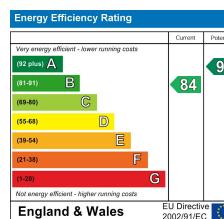
GROUND FLOOR
61.1 sq.m. (658 sq.ft.) approx.



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

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



ESTAS
WINNER



CHESTERFIELD
HIGH STREET
AWARDS
WINNER



ENSUITE SHOWER ROOM

8'2" x 3'9" (2.50 x 1.16)

The en-suite shower room is finished with wood-effect vinyl flooring and neutral painted décor, creating a modern and well-presented space. The suite includes a low-flush WC and a wall-mounted wash hand basin with chrome mixer tap, complemented by tiled surrounds. Additional features include a wall-mounted heated towel rail, UPVC frosted window, shower enclosure with chrome shower, extractor fan and inset spotlighting, providing both style and practicality.

BEDROOM TWO

12'6" x 9'4" (3.82 x 2.87)

Bedroom two is a generous double room located to the front of the property, finished with a beige carpet and neutral painted décor. The room benefits from two UPVC windows, a radiator, built-in wardrobes and an additional built-in storage cupboard, offering excellent space and practicality.

BEDROOM THREE

12'3" x 7'2" (3.75 x 2.20)

Bedroom three is a single room positioned to the rear of the property, featuring a beige carpet and neutral painted décor. The room is bright and airy, with a UPVC window and radiator, making it a versatile space for a bedroom, study, or home office.

BEDROOM FOUR

11'5" x 8'2" (3.50 x 2.50)

Bedroom four is a single room located to the rear of the property, finished with a beige carpet and neutral painted décor. The room features a UPVC window and radiator, providing a bright and comfortable space suitable as a bedroom, study, or home office.

BATHROOM

8'1" x 6'11" (2.48 x 2.12)

The bathroom is finished with wood-effect vinyl flooring and a combination of part-tiled and painted décor, creating a clean and contemporary feel. Natural light is provided by a UPVC frosted window, with additional features including an electric shaver socket, inset spotlighting and an extractor fan. The suite comprises a low-flush WC, a wall-mounted wash hand basin with chrome mixer tap, a bath with chrome mixer tap, and a corner shower cubicle fitted with a chrome shower. A wall-mounted radiator completes this well-appointed family bathroom.

EXTERIOR

The rear garden is fully enclosed and thoughtfully landscaped, featuring a lawn and a paved patio area, offering a pleasant space for relaxation or entertaining. The garden enjoys a degree of privacy and benefits from gated access to the driveway, which provides parking for two cars and access to the single garage.

SINGLE GARAGE

A single garage with up and over door, combining convenience with practical storage and parking solutions.

GENERAL INFORMATION

Total Floor Area 1261.00 sq ft / 117.1 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.

PINEWOOD