



The Skylarks, Whinfell Road, Dunston, Chesterfield, Derbyshire S41 8DH

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 EPC

£260,000

PINEWOOD





**The Skylarks, Whinfell  
Road  
Dunston  
Chesterfield  
Derbyshire  
S41 8DH**

**£260,000**

**3 bedrooms  
1 bathroom  
1 reception**

- Property 2025 completion - Great For Families - Builders Warranty
  - Modern semi-detached house 3 Bedrooms
    - Bright reception room
  - Contemporary family bathroom - Porcelanosa tiling
    - Enclosed Rear Garden
    - Close to local amenities
  - Easy access to transport link and M1 access
- Hive smart heating system - SYMPHONY Kitchens and ROCA Sanitary ware
  - Off Street Parking
- Freehold - Located in Chesterfield





£15,000 STAMP DUTY PAID/FLOORING INCLUDED/READY TO MOVE INTO

Welcome to THE TEME - A stunning Three bed semi detached family home.

This stunning three bed semi-detached house is located on Whinfell Road in the charming area of Dunston, Chesterfield, Derbyshire. This property, completed in 2025, offers a modern living experience with all the conveniences of contemporary design.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, a stunning kitchen / diner perfect for both relaxation and entertaining guests. The house boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for a home office or guest room. The layout is thoughtfully designed to maximise comfort and functionality.

The property features a stylish bathroom, equipped with modern fixtures and fittings, ensuring a pleasant experience for all residents. The new build status means that you can enjoy the benefits of energy efficiency and low maintenance, allowing you to focus on making this house your home.

Situated in a desirable location, this property is close to local amenities, schools, and parks, making it a perfect choice for families and professionals alike. With its contemporary design and prime location, this semi-detached house on Whinfell Road is an excellent opportunity for anyone looking to settle in the vibrant community of Chesterfield.

Do not miss the chance to view this exceptional property and envision your future in this delightful home.

VIDEO TOUR - TAKE A LOOK AROUND

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#### Hallway

The hallway offers a welcoming entrance with its wood-effect flooring and a view through to the kitchen/diner. The neutral walls and ceiling lights create a bright and airy atmosphere, leading seamlessly to the rest of the ground floor.

#### Kitchen/Diner

15'0" x 9'7" (4.56m x 2.92m)

The kitchen/diner is a bright and practical space, featuring white cabinetry with modern handles and ample work surfaces in a light finish. The kitchen is equipped with an integrated oven and gas hob with an extractor hood above. A double window and French doors allow plenty of natural light and provide access to the rear garden. The wood-effect flooring extends throughout, complementing the clean, fresh décor.

#### Living Room

15'0" x 10'11" (4.56m x 3.32m)

The living room is a spacious and comfortable area with carpeted flooring and neutral walls, creating a warm and inviting environment. A large window fills the room with natural light, making it an ideal space for relaxation or entertaining.

#### WC

5'11" x 2'10" (1.80m x 0.86m)

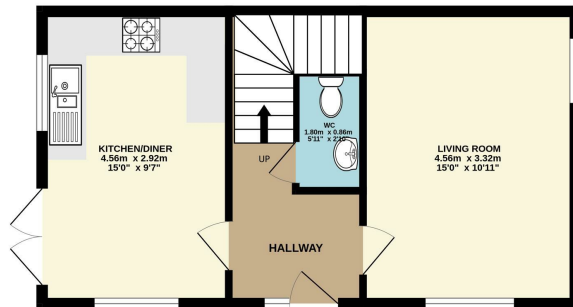
The ground floor cloakroom is neatly presented with wood-effect flooring and white sanitary ware, including a toilet and a small wall-mounted wash basin. Its compact size is efficiently designed for convenience.

#### Landing

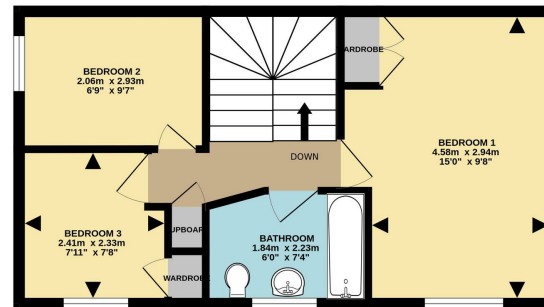
The landing provides access to all first-floor rooms and features neutral décor and carpeted flooring. The staircase, carpeted in a soft tone, continues up from the ground floor and includes a handy storage cupboard located just off the landing.



GROUND FLOOR  
38.0 sq.m. (409 sq.ft.) approx.

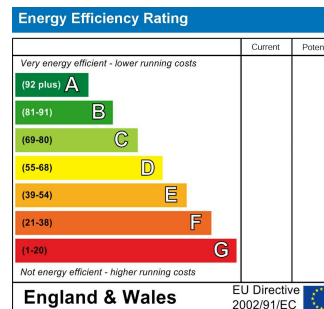


1ST FLOOR  
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 76.0 sq.m. (818 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 1

15'0" x 9'8" (4.58m x 2.94m)

Bedroom 1 is the largest of the three bedrooms, offering a spacious and bright environment with carpeted floors and neutral walls. A window overlooks the outside, and there is a built-in wardrobe providing useful storage.

### Bedroom 2

6'9" x 9'7" (2.06m x 2.93m)

Bedroom 2 is a smaller, cosy room with carpeted flooring and neutral walls. The window provides natural light and views of the surrounding neighbourhood.

### Bedroom 3

7'11" x 7'8" (2.41m x 2.33m)

Bedroom 3 offers a compact yet comfortable space with carpeted flooring and neutral walls. A built-in wardrobe adds practical storage, and the window fills the room with daylight.

### Bathroom

6'0" x 7'4" (1.84m x 2.23m)

The bathroom is well appointed with modern fittings, including a bath with overhead shower and glass screen, a pedestal sink, and a toilet. The walls are tiled in a neutral stone-effect, complemented by wood-effect flooring. A frosted window provides natural light while maintaining privacy.

### Rear Garden

The rear garden is a neatly enclosed space featuring a paved patio area and a well-maintained lawn, bordered by brick walls and wooden fencing. This outdoor area offers a private setting ideal for relaxing or entertaining.

### 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.

Tenure - Freehold

Total Floor Area - 818.00 sq ft / 76.0 sq m Approx

EPC Rating TBC

Gas Central Heating - High Efficiency Condensing Boilers with HIVE active heating  
uPVC Double Glazing

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  
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