



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



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**£405,950**

**PINEWOOD**

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

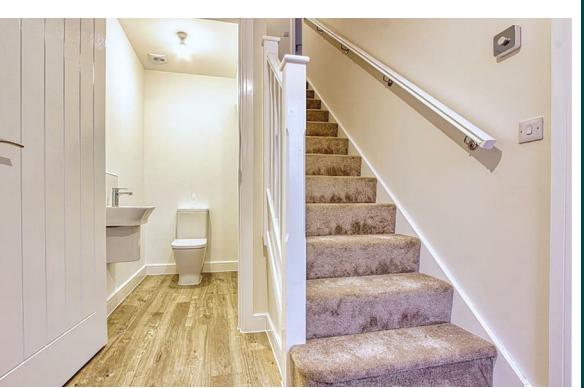


**£405,950**

**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





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. Fitted 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 for 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.

**PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING!**

The Solent combines a traditional exterior with a practical and contemporary interior layout. With local amenities, schools, and parks close by, this property is ideally situated for families and professionals alike.

This rare new-build opportunity on Whinfell Road represents modern, stylish living in a sought-after location – a beautiful family home ready to move into.

#### **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 spot lighting 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**

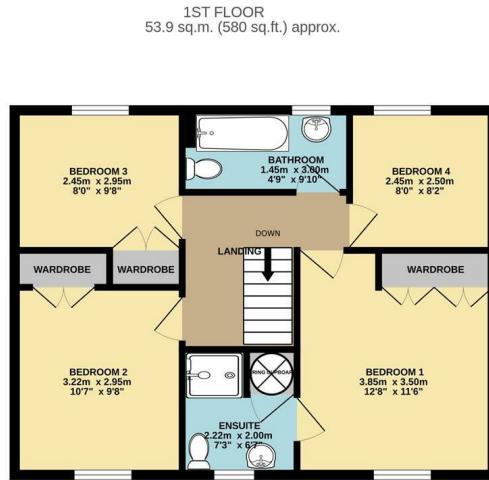
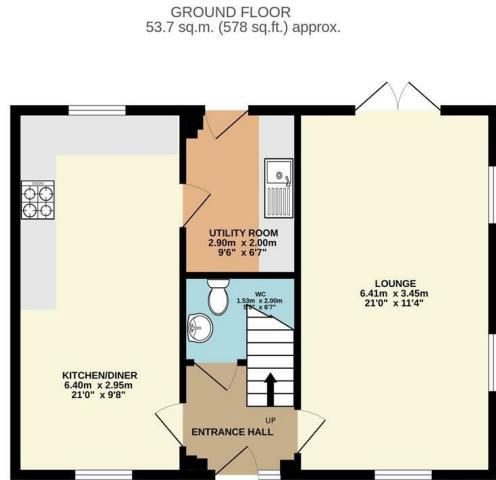
9'6" x 6'6" (2.90 x 2.00)

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 spot lighting and a wall-mounted radiator, completing this well-appointed and stylish bathroom.



**BEDROOM ONE**  
127" x 115" (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 spot lighting, 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 10'0" (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

Gas Central Heating

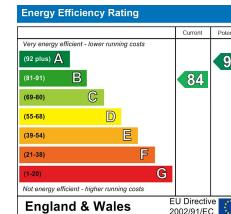
uPVC Doors and Windows - Composite Front Doors

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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# PINEWOOD



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The Property  
Ombudsman

CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



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