



Whinfell Road, Dunston, Chesterfield, Derbyshire S41 8ES

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£440,000

PINEWOOD



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£440,000

**4 bedrooms
2 bathrooms
1 receptions**

- IMMACULATLEY PRESENTED EXECUTIVE DETACHED FOUR BED FAMILY HOME
- UNDERFLOOR HEATING TO THE KITCHEN, FAMILY BATHROOM AND ENSUITE SHOWER ROOM
- BEAUTIFULLY LANDSCAPED AND PRIVATE ENCLOSED REAR WELL STOCKED GARDEN WITH SUMMERHOUSE AND HOT TUB INCLUDED
 - BUILT 2021 - REMAINDER OF NEW BUILD WARRANTY
 - GROUND FLOOR WC/CLOAKROOM AND LAUNDRY ROOM
 - SINGLE GARAGE AND DRIVEWAY PARKING FO TWO CARS
- STUNNING KITCHEN DINER WITH INTEGRATED SMEG APPLIANCES INCLUDING A FRIDGE, FREEZER, DISHWASHER, OVEN, HOB AND EXTRACTOR
- STYLISH FAMILY BATHROOM WITH BATH AND SHOWER CUBICLE
- POPULAR RESIDENTIAL ESTATE - GENEROUS CORNER PLOT NEXT TO THE PARK AREA
 - VERSATILE OFFICE/DINING ROOM - 2ND RECEPTION ROOM



PINEWOOD

PROSPECTIVE BUYER.....JUST MOVE IN..... This truly outstanding four bedroom and two bathroom detached house built in 2021 is enviably located occupying a superb generous corner plot within this sought after relatively new development, SYLARKS, close to the park area, standing on the rural fringe of Chesterfield yet within easy reach of a comprehensive range of local amenities including excellent network links to Sheffield, Dronfield and the M1 motorway.

The immaculately presented accommodation has been considerably upgraded and is equally ideal for a couple or family and offers gas fired central heating via a preferred unvented pressurised system, under floor heating, uPVC double glazing and briefly comprises: reception hall, nicely proportioned living room with French doors to the garden, office/dining room, downstairs cloakroom/WC, impressive dining kitchen, with an extensive range of SMEG integrated appliances, laundry room, first floor landing, principal dual aspect principal bedroom with fitted wardrobes and superb en-suite shower room, three further bedrooms and luxurious family bathroom with bath and separate shower. The fourth bedroom is currently used as a dressing room. The kitchen, en-suite and family bathroom all benefitting from having under floor heating.

The property is set well back from the road having driveway parking for three cars and access to the single brick built garage. Having a beautifully presented private rear garden which is most attractively set out with porcelain tiled patio, lawn, plants hot tub and summerhouse which will be included in the sale along with a pergola/gazebo.

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

PLEASE CALL PINEWODD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!

ENTRANCE HALL/ STAIRS AND LANDING

The property is entered via a modern composite front door leading into a welcoming entrance hall, enhanced by full-length uPVC windows which flood the space with natural light. The hallway benefits from a useful built-in storage cupboard and a radiator, with stairs rising to the first-floor accommodation. The landing is equally bright, with a uPVC window providing additional natural light. There is loft access and a further built-in storage cupboard, offering excellent practicality. Radiators to both levels ensure comfort throughout this well-presented and functional circulation space.

KITCHEN DINER

15'9" x 14'4" (4.82 x 4.38)

The kitchen diner is a stylish and contemporary space, finished with gloss porcelain tiled flooring with the added luxury of underfloor heating, and two uPVC windows alongside uPVC French doors and glazed panels, flooding the room with natural light. The kitchen is fitted with white gloss soft-close cupboards, a 4-ring Smeg electric hob, a Smeg dishwasher, a stainless steel 1.5 bowl sink with chrome mixer tap, and integrated fridge and freezer. Inset spotlights and a brushed stainless steel extractor complete this modern, practical, and well-appointed heart of the home, ideal for both cooking and entertaining.

LIVING ROOM

15'10" x 11'3" (4.85 x 3.43)

The living room is a bright and inviting space, featuring carpeted flooring and neutral painted décor that creates a warm and welcoming atmosphere. A uPVC window allows natural light to fill the room, while uPVC French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

LAUNDRY ROOM

6'5" x 5'10" (1.96 x 1.80)

The laundry room, conveniently located off the kitchen, is a practical and well-equipped space. It features tiled flooring, painted décor, and a radiator, with a uPVC window allowing natural light to fill the room. Gloss cupboards provide storage, including one housing the combi boiler, while laminated worktops offer ample workspace. There is also space and plumbing for a washing machine and tumble dryer, making this a highly functional utility area.

GROUND FLOOR WC/CLOAKROOM

5'9" x 2'11" (1.77 x 0.89)

The ground floor wc/cloakroom is fitted with a tiled floor and features a low flush WC and a pedestal sink with chrome mixer tap and tiled splashback. Painted décor and a radiator complete this practical and well-presented space, ideal for guests or everyday use.

OFFICE/DINING ROOM - 2ND RECEPTION

9'10" x 9'8" (3.01 x 2.96)

The versatile office/dining room is finished with carpeted flooring and neutral painted décor, providing a flexible space suitable for work or family dining. A uPVC window fills the room with natural light, while a radiator ensures comfort throughout the year.

FAMILY BATHROOM

10'7" x 7'6" (3.24 x 2.30)

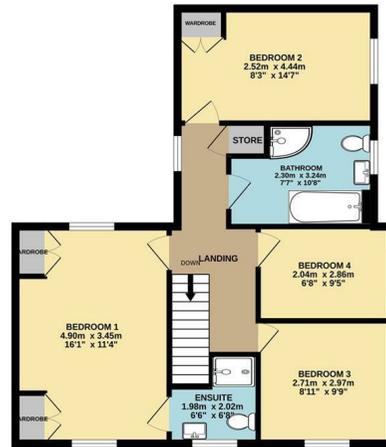
The family bathroom is stylishly appointed and fitted with contemporary fixtures and fittings. The room features porcelain tiled flooring complemented by the added luxury of underfloor heating, along with a wall-mounted heated radiator providing additional comfort. A uPVC frosted window allows for natural light while maintaining privacy. The suite comprises a panelled bath with chrome mixer tap and shower attachment, a separate corner shower cubicle with chrome fittings, a low flush WC, and a wall-mounted wash hand basin with chrome mixer tap. The walls are part tiled and part painted, creating a modern finish, while inset spotlights and an extractor fan complete this well-designed and practical space.



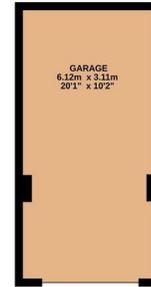
GROUND FLOOR
65.2 sq.m. (699 sq.ft.) approx.



1ST FLOOR
65.2 sq.m. (699 sq.ft.) approx.

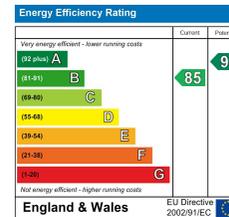


SINGLE GARAGE
18.8 sq.m. (202 sq.ft.) approx.



TOTAL FLOOR AREA: 141.2 sq.m. (1519 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

16'0" x 11'3" (4.90 x 3.45)

Bedroom One is a spacious and well-presented double room, benefitting from dual aspect uPVC windows which allow for an abundance of natural light. The room features carpeted flooring, a radiator, and two built-in wardrobes providing excellent storage solutions. A particular highlight is the direct access into the en-suite shower room, creating a comfortable and private principal suite.

ENSUITE SHOWER ROOM

6'7" x 6'5" (2.02 x 1.98)

The en-suite shower room is finished to a high standard and complements the principal bedroom perfectly. Featuring porcelain gloss tiled flooring with the added benefit of underfloor heating, the space also includes a wall-mounted heated radiator for additional comfort. A uPVC frosted window provides natural light whilst maintaining privacy. The suite comprises a shower cubicle with chrome mixer fittings, a low flush WC, and a pedestal wash hand basin with chrome mixer tap. The walls are part tiled, creating a clean and contemporary feel, while inset spotlights and an extractor fan complete this stylish and practical en-suite facility.

BEDROOM TWO

14'6" x 8'3" (4.44 x 2.52)

Bedroom Two is a well-proportioned double room positioned to the rear of the property, offering a pleasant outlook through a uPVC window. The room features modern grey carpeting, a radiator, and neutral painted décor, creating a bright and versatile space ready for immediate occupation. A built-in wardrobe provides useful storage, making this an ideal guest room, child's bedroom or home office.

BEDROOM THREE

9'8" x 8'10" (2.97 x 2.71)

Bedroom Three is a generously sized double room benefitting from dual uPVC windows, allowing for excellent natural light throughout the day. The room features carpeted flooring and a radiator, offering a comfortable and well-proportioned space ideal for family living or guest accommodation.

BEDROOM FOUR

9'4" x 6'8" (2.86 x 2.04)

Bedroom Four is currently utilised as a dressing room but offers versatile accommodation as a single bedroom or home office if required. The room features carpeted flooring, neutral painted décor, a radiator, and a uPVC window allowing for natural light, creating a bright and adaptable space to suit a variety of needs.

EXTERIOR

The property boasts a beautifully landscaped and fully enclosed rear garden, offering a private and tranquil outdoor space. The garden features a patio and a gazebo, leading onto a lawn surrounded by well-established borders filled with mature plants. A shed and a hot tub are also included in the sale, providing both practicality and luxury, while the overall design ensures a peaceful and secluded environment, perfect for relaxing or entertaining. To the front, the property offers a driveway with space for two cars and access into the single garage, complemented by landscaped front and side gardens and a pathway leading to the entrance, enhancing the kerb appeal.

SINGLE GARAGE

The single garage is equipped with both lighting and power, featuring a convenient up-and-over door, providing practical and secure storage with easy access for vehicles or additional household items.

GENERAL INFORMATION

GAS CENTRAL HEATING - IDEAL LOGIC COMBI BOILER - SERVICED JUNE 2025

UPVC DOUBLE GLAZING

COUNCIL TAX BAND TBC - CHESTERFIELD BOROUGH COUNCIL - £203 PER MONTH

EPC RATED B

TOTAL FLOOR AREA - 1519.00 sq ft / 141.2 sq m

APPROX 5.5 YEARS BUILDERS WARRANTY REMAINING

LOFT

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
01246 221039



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