



Plot 187, Whinfell Road, Newbold, Chesterfield, Derbyshire S41 8ES



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EPC
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£319,950

PINWOOD

Plot 187
Whinfell Road
Newbold
Chesterfield
Derbyshire
S41 8ES

£319,950

**3 bedrooms
2 bathrooms
1 receptions**

- 3 spacious bedrooms
- 2 modern bathrooms
 - New build, 2024
 - Detached house
 - 1 reception room
- Located in Chesterfield
- Close to local amenities
- Easy access to transport
 - 1077 sq ft of space
 - Freehold



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A STUNNING NEWBUILD on Whinfell Road in the charming area of Newbold, Chesterfield, this stunning new build detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,077 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The contemporary design is complemented by an abundance of natural light, creating a bright and airy feel throughout the home.

The property features two stylish bathrooms, ensuring convenience for all residents. Each bedroom is thoughtfully designed, providing ample storage and comfort, making it easy to unwind after a long day.

Built in 2024, this house benefits from modern construction standards, ensuring energy efficiency and low maintenance. The exterior is equally impressive, with parking available for up to three vehicles, a rare find in this desirable area.

Located in the heart of Chesterfield, residents will enjoy easy access to local amenities, schools, and parks, making it a perfect choice for families and professionals alike. This property is not just a house; it is a place to call home. Don't miss the opportunity to make this beautiful new build your own.

Video tour available,

Contact Pinewood Properties for more information or to book a viewing.

Kitchen/Diner

10'3" x 17'10" (3.13m x 5.44m)

This well-proportioned kitchen/diner is designed for both cooking and dining comfort. Featuring a modern arrangement of white cabinetry and integrated appliances, the kitchen benefits from plentiful worktop space and a practical layout. Natural light floods in through the French doors that open out to the garden, creating a bright and airy atmosphere. The flooring is a stylish wood-effect vinyl, adding warmth and durability to this welcoming family space.

Lounge

16'0" x 10'8" (4.88m x 3.24m)

A bright and spacious lounge offers a comfortable space for relaxation and entertaining. With a large window to the front, the room benefits from ample natural light. The neutral décor and fitted carpet provide a versatile backdrop, suitable for a variety of furniture styles and layouts.

Hallway

The hallway presents a practical entrance to the home with wood-effect flooring and neutral walls. A staircase with a carpeted runner ascends to the first floor, with a convenient cloakroom situated to one side, featuring a WC and wash basin. The hallway is brightened by natural light from the rear door, which leads to the garden.

WC

This handy cloakroom offers a modern WC and wash basin, set against neutral tiles and walls. A small frosted window provides privacy while allowing natural light to filter in.

Bathroom

6'1" x 7'11" (1.86m x 2.42m)

A well-appointed bathroom features a contemporary white suite with a bath, toilet, and wall-mounted sink. Beige tiles provide a warm and stylish splashback around the bath and sink, complemented by wood-effect flooring. A frosted window ensures privacy while enhancing natural light.

Bedroom 1

10'3" x 9'5" (3.12m x 2.86m)

The main bedroom is a cosy yet spacious room with a built-in wardrobe. It is bathed in natural light from a single window, with soft carpeting underfoot and neutral walls lending a calm and restful atmosphere. An ensuite bathroom provides added convenience and privacy.

Ensuite

4'5" x 9'11" (1.33m x 3.02m)

The ensuite bathroom attached to the main bedroom includes a modern shower enclosure with glass doors, a wall-mounted sink, and a heated towel rail. The neutral tile surrounds and wood-effect flooring create a contemporary and fresh feel.

Bedroom 2

10'4" x 9'7" (3.15m x 2.93m)

A comfortably sized second bedroom offers a bright space with a large window, neutral decor, and plush carpeting. The room caters well to a range of uses, from a restful sleeping area to a study or hobby room.

Bedroom 3

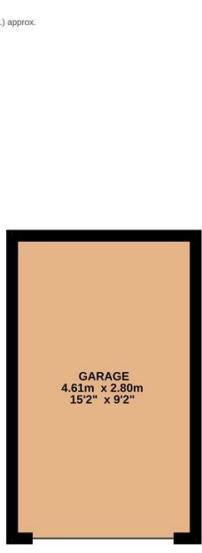
8'9" x 7'11" (2.66m x 2.42m)

The third bedroom features a window to the rear, carpeted flooring, and a neutral palette, making it a practical and versatile room suited for children or as a home office.

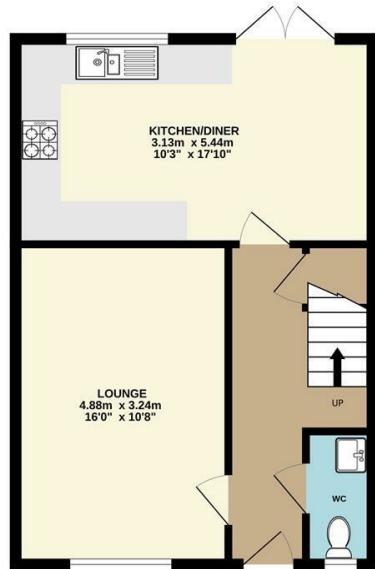


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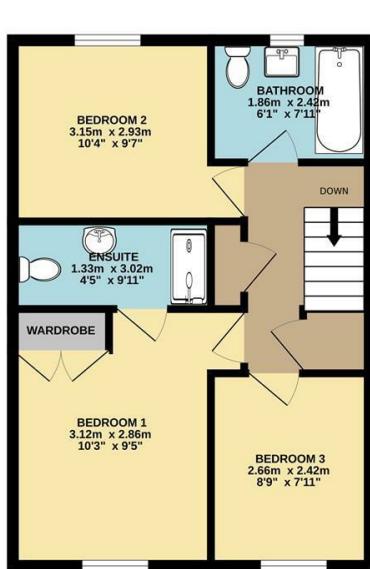
BASEMENT
12.0 sq.m. (139 sq.ft.) approx.



GROUND FLOOR
43.6 sq.m. (469 sq.ft.) approx.



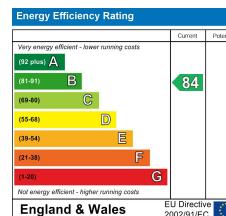
1ST FLOOR
43.6 sq.m. (469 sq.ft.) approx.



TOTAL FLOOR AREA: 100.0 sq.m. (1077 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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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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AGENTS

Garage
15'2" x 9'2" (4.61m x 2.80m)

This detached garage provides secure parking and additional storage space, measuring comfortably to accommodate a vehicle or workshop area.

GENERAL INFORMATION

Total Floor Area: 1077 sq. ft. Approx
uPVC Double Glazing
Gas Central Heating

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.

Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

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Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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