



Plot 197, (The Lydden) Skylarks, Whinfell Road, Dunston, Chesterfield, Derbyshire S41 8ES

 4

 3

 2

 EPC

£489,950

PINEWOOD



**Plot 197, (The Lydden)
Skylarks
Whinfell Road
Dunston
Chesterfield
Derbyshire
S41 8ES**



£489,950

**4 bedrooms
3 bathrooms
2 receptions**

- New build property 2025 completion - Builders warranty
- Spacious modern SYMPHONY kitchen - SMEG appliances - With uPVC french doors leading out onto the enclosed rear garden
- Four generous bedrooms - two of which have built in wardrobes
- Two stylish bathrooms, family bathroom and ensuite bathroom and a ground floor WC- Porcelanosa tiling
- A lovely lounge with uPVC French doors opening to the rear garden - Spacious and ready to entertain guests
- Located in Dunston, Chesterfield and a short drive to Dronfield and Sheffield
- Close to local amenities - Easy access to main commuter routes and M1 motorway access
- SYMPHONY kitchens and ROCA Sanitary ware - Hive smart heating system
 - Detached double garage with ample driveway for three/four cars
 - Rear landscaped and turfed family friendly garden being fully enclosed



Welcome to THE LYDENN - A stunning NEW build FOUR bed detached beautiful family home with a traditional look.

Nestled on Whinfall Road in the area of Dunston, Chesterfield, this exquisite new build property is a remarkable find for those seeking a STUNNING modern family home. Completed in 2025, this detached house boasts a generous layout, step through the porch into the welcoming hallway.

The heart of this home is undoubtedly the stunning kitchen diner, designed with both style and functionality in mind. It is equipped with high-quality SMEG appliances and sleek SYMPHONY cabinets, providing a perfect blend of contemporary aesthetics and practicality providing a seamless flow into the dining and living areas, making it an ideal space for entertaining friends and family. In addition on the ground floor, the property also offers a utility room, useful storage and ground floor wc, the thoughtful layout ensures that every corner of the home is utilised to its fullest potential.

Upstairs features three double bedrooms and a single bedroom one and two have built in wardrobes, a stylish family bathroom with bath and shower cubicle and an ensuite shower room.

Outside sees a detached double garage and driveway providing ample parking space for up to four cars, perfect for family living and guest accommodation. To the rear is a landscaped garden being fully turfed, family friendly and fully enclosed.

Set in a desirable location, this property is not only a beautiful home but also a gateway to the vibrant community of Chesterfield. With local amenities, schools, and parks nearby, it is perfect for families and professionals alike.

This new build on Whinfall Road is a rare opportunity to own a modern, stylish home in a sought-after area. Do not miss your chance to make this exceptional property your own.

VIDEO TOUR - TAKE A LOOK AROUND

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Please note the photos & floorplan may be of a different plot

Entrance Hall/Stairs and Landing

A welcoming entrance hall featuring stylish parquet-effect flooring and a striking wallpapered feature wall. A composite front door provides secure access, complemented by a UPVC window that allows natural light to flow through. Finished in neutral painted décor, the space also benefits from a generous walk-in storage cupboard, a wall-mounted radiator, and stairs rising to the first floor. The property further benefits from a modern Hive-controlled heating system, offering convenient and energy-efficient temperature management throughout. Stairs from the entrance hall rise to a spacious galleried landing, offering a light and airy space with a stylish seating area. Finished with painted décor and a feature wallpapered wall, the landing also benefits from a UPVC window that provides plenty of natural light. Practical storage is provided by two built-in cupboards, along with a built-in airing cupboard housing the hot water tank.

Lounge

A spacious and beautifully presented lounge featuring soft carpeted flooring and neutral painted décor, enhanced by a feature wallpapered accent wall. Natural light floods the room through a large UPVC window and French doors that open directly onto the rear garden, creating a bright and airy atmosphere. An elegant electric fireplace provides a stylish focal point, while two radiators ensure year-round comfort. Double glazed internal doors lead seamlessly into the kitchen/diner, offering excellent flow for both everyday living and entertaining.

Kitchen Diner

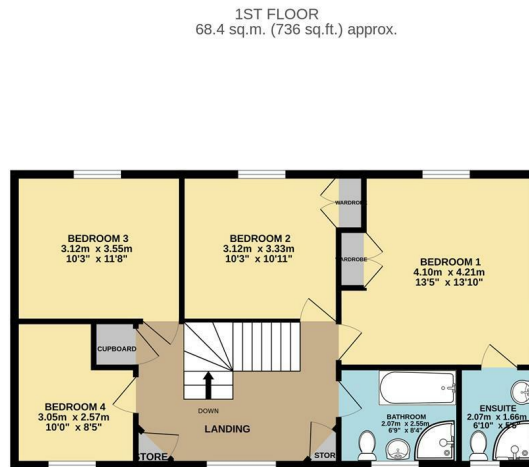
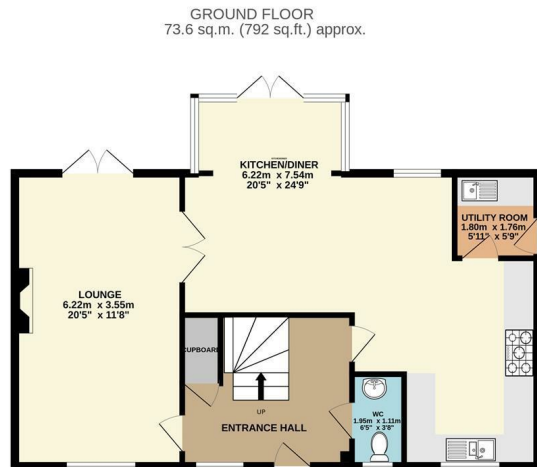
A stunning and generously proportioned kitchen/diner, designed with both style and functionality in mind. The space is finished with sleek tiled flooring, painted walls complemented by a feature wallpapered section, and dual radiators for comfort. UPVC French doors open directly onto the rear garden, providing an ideal setting for indoor-outdoor living and entertaining.

The kitchen boasts an extensive range of SYMPHONY champagne-coloured soft-close drawers, wall and base units, paired with luxurious granite work surfaces, matching upstands, and a splashback. A high-quality inset composite 1.5 bowl sink is fitted with a chrome mixer tap and flexible spray hose for added convenience. This impressive kitchen is equipped with a suite of premium SMEG appliances, including a 5-ring gas hob, stainless steel extractor hood, double ovens, grill, and a warming drawer. Further integrated appliances include a fridge and a 3-drawer freezer, offering ample storage while maintaining a seamless aesthetic.

Utility Room

A practical and well-appointed utility room featuring durable tiled flooring and neutral painted décor. It benefits from a UPVC door with window, allowing plenty of natural light and easy access to the outside. The space includes plumbing and dedicated areas for a washing machine and tumble dryer, complemented by an inset sink with a chrome mixer tap set into granite work surfaces. Additional features include a radiator for warmth and an extractor fan for ventilation.

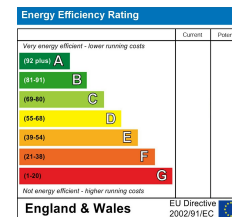




TOTAL FLOOR AREA: 142.0 sq.m. (1529 sq.ft.) approx.

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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Ground floor wc/cloakroom

A well-appointed ground floor cloakroom featuring parquet-style flooring and a tasteful combination of part-tiled and part-painted walls. Fitted with a modern low-flush WC and a wall-mounted wash basin with a sleek chrome mixer tap. Additional features include a UPVC window for natural ventilation, an extractor fan, and a wall-mounted radiator.

Bedroom 1

A bright and well-proportioned double bedroom positioned at the rear of the property. This elegant room features soft carpeted flooring, neutral painted décor with a feature wallpapered wall, and a large UPVC window providing plenty of natural light. Additional highlights include a wall-mounted radiator and built-in wardrobes, offering excellent storage solutions.

Ensuite Shower Room

A modern and stylish en-suite shower room, featuring a corner shower cubicle with a sleek chrome-finished shower and fully tiled surrounds. The room includes a low flush WC, a wall-mounted ceramic sink with a chrome mixer tap and a contemporary chrome heated towel rail. Finished with tiled flooring, inset spotlights, and a frosted UPVC window for natural light and privacy.

Bedroom 2

A spacious double bedroom located at the rear of the property, featuring carpeted flooring and neutral painted décor with a stylish feature wallpapered wall. A UPVC window provides natural light, while a radiator ensures comfort throughout the seasons. The room also benefits from built-in wardrobes, offering ample storage space.

Bedroom 3

A generously sized double bedroom situated at the rear of the property, enjoying a quiet outlook. The room features cosy carpeted flooring, painted décor enhanced by a stylish feature wallpapered wall, and a UPVC window that allows for plenty of natural light.

Bedroom 4

A well-presented single bedroom located at the front of the property, ideal as a child's room, home office, or guest space. Featuring soft carpeted flooring, neutral painted décor with a stylish feature wall, a UPVC window providing natural light, and a wall-mounted radiator for comfort.

Family Bathroom

A modern and well-appointed family bathroom featuring tiled flooring and a combination of part-tiled and part-painted walls. The suite comprises a panelled bath with a wall-mounted chrome mixer tap, a corner shower cubicle with a chrome-finished shower, a wall-mounted ceramic sink with chrome mixer tap, and a low flush WC. Additional features include inset spotlights, an extractor fan, and a frosted UPVC window providing natural light and privacy.

Exterior

To the front of the property is a sheltered porch area, offering a welcoming entrance and additional protection from the elements. A block-paved driveway provides off-road parking for up to four vehicles, leading to the double detached garage. To the rear, the property boasts landscaped gardens featuring a fully turfed lawn and a fully enclosed boundary, offering a safe and private outdoor space—perfect for families, entertaining, or relaxing.

Detached Double Garage

17'3" x 17'8" (5.27 x 5.40)

A spacious double detached garage featuring two single up-and-over doors, ideal for secure parking or additional storage. The garage is equipped with power and lighting, offering excellent functionality for a variety of uses, including workshop or hobby space.

General Information

Tenure - Freehold

Total Floor Area - 1529.00 sq ft / 142.0 sq m

EPC Rating TBC (new build rate)

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

uPVC Double Glazing

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

Mansfield branch
24 Albert Street
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Clowne branch
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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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