wards
estate agents

RICS

Sold STC

Don't guess what your home is worth — find out!

Contact us today to book your FREE valuation.

01246 233 333 enquiries@wardsestateagents.co.uk

wards
estate agents

53 Whinfell Road

Dunston, Chesterfield, S41 8ES

Offers in the region of £400,000

53 Whinfell Road

Dunston, Chesterfield, S41 8ES

Early Viewing is Highly Recommended of this Stunning EXECUTIVE FOUR BEDROOM/TWO BATHROOM FAMILY DETACHED HOUSE which is immaculately presented and retains the remainder of a 10 year NHBC Build Guarantee from 2022! Situated on this immensely popular residential development which is location within easy access to all local amenities, schools, bus routes and with easy access to excellent commuter links to Dronfield, Sheffield and Chesterfield town centre including the Train Station.

Internally the beautifully presented accommodation offers over 1500 sqft of family living space, benefits from:- Gas Central Heating (Ideal conventional Boiler serviced June 2026) and uPVC Double Glazing throughout. To the ground floor :- Spacious entrance hall, downstairs W/C, separate dining room, family reception room with French doors onto the rear garden, Outstanding Family Kitchen/Breakfast Room with Integrated Appliances, perfect space for family / social entertaining with French doors leading onto the rear garden.

To the first floor :- Spacious landing - Principal Bedroom with Exquisite Three Piece En-Suite. Second double bedroom with fitted wardrobe, third double bedroom & forth versatile single bedroom currently utilised as a home working office. Remarkable Four Piece Family Bathroom being partly tiled.

Mature lawned area to the front with fenced/hedged boundaries, an abundance of plants with footpath leading to the front door, ample car standing space with access to the garage which has power & lighting.

Landscaped rear garden with Stunning Porcelain Tiled Patio, with feature sleeper edge & plum slate chippings. Well maintained lawn area, with a variety of plants, trees & shrubs. Useful separate storage area behind the garage. Outside tap, and feature lighting.

Additional Information
NHBC Build Guarantee for 10 years from 2022
Gas Central Heating - Ideal Conventional Boiler - serviced June 2026
HIVE gas heating system which can be remotely controlled from the HIVE App.
uPVC double glazed window/facias/soffits/guttering
Gross Internal Floor Area - 146.5 Sq.m/1576.9 Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area- Outwood Academy Newbold

Entrance Hall
16'2" x 6'7" (4.93m x 2.01m)
Fabulous entrance hall with stairs leading to the first floor and additional storage cupboard. Providing access into the, Downstairs Cloakroom, Dining Room, Family Reception Room and Kitchen/Breakfast Room.

Cloakroom
5'11" x 2'11" (1.80m x 0.89m)
Comprising of a two piece suite which includes a half pedestal wash hand basin, and low level W/C. Downlights.

Family Reception Room
16'2" x 11'3" (4.93m x 3.43m)
Neutrally decorated family room with front aspect window, and French doors leading onto the rear garden.

Dining Room
9'10" x 9'9" (3.00m x 2.97m)
Versatile space, currently used as a separate dining room but could also be utilised as a snug, home working office, study space or playroom.

Integrated Kitchen/Breakfast Room
15'10" x 14'6" (4.83m x 4.42m)
Impressive Kitchen/Breakfast room which benefits from a wide range of Grey Gloss wall & base units with complimentary work surface above & matching upstands. Integrated fridge/freezer, BOSCH Dishwasher, double oven, Five-Ring Induction hob, with chimney extractor fan above. Ceramic sink unit with chrome pull out kitchen mixer tap. French doors leading onto the rear garden, downlights, fitted blinds.

Utility Room
6'7" x 5'11" (2.01m x 1.80m)
Comprising of a range of fitted Grey Gloss wall & base units with complimentary work surfaces above, and matching upstands. Space/plumbing for tumble dryer & washing machine.
The boiler is located here.

Spacious First Floor Landing
17'6" x 6'8" (5.33m x 2.03m)
With a storage cupboard where the hot water cylinder tank is located. Access into the loft area.

Principal Bedroom One
16'2" x 11'3" (4.93m x 3.43m)
Benefitting from dual aspect windows, and therefore having views over The Green and rear garden. Fitted wardrobes, and blinds.

Exquisite En-Suite
6'8" x 6'1" (2.03m x 1.85m)
Being partly tiled and comprising of a three piece suite which includes :- Walk in shower with screen, half pedestal wash hand basin, and low level W/C. White heated towel rail, downlights & fitted blinds.

Rear Double Bedroom Two
14'6" x 8'3" (4.42m x 2.51m)
Rear double with views over the green, fitted wardrobe & blinds.

Front Double Bedroom Three
9'9" x 9'1" (2.97m x 2.77m)
Good-sized double bedroom with fitted blinds.

Single Bedroom Four
9'9" x 6'9" (2.97m x 2.06m)
Versatile space, currently used as a home working office could be utilised as a study room or nursery. Fitted blinds.

Remarkable Family Bathroom
10'9" x 7'5" (3.28m x 2.26m)
Being partly tiled, this amazing bathroom comprises of a four piece suite which includes :- Shower cubicle, bath with chrome mixer tap, half pedestal wash hand basin with chrome mixer tap, and separate low level W/C. Heated White towel rail, downlights, fitted blind.

Semi-Detached Single Garage
20'3" x 9'9" (6.17m x 2.97m)
Power & lighting with, up & over door.

Outside
Mature lawned area to the front with fenced/hedged boundaries, an abundance of plants with footpath leading to the front door, ample car standing spaces with access to the garage which has power & lighting.

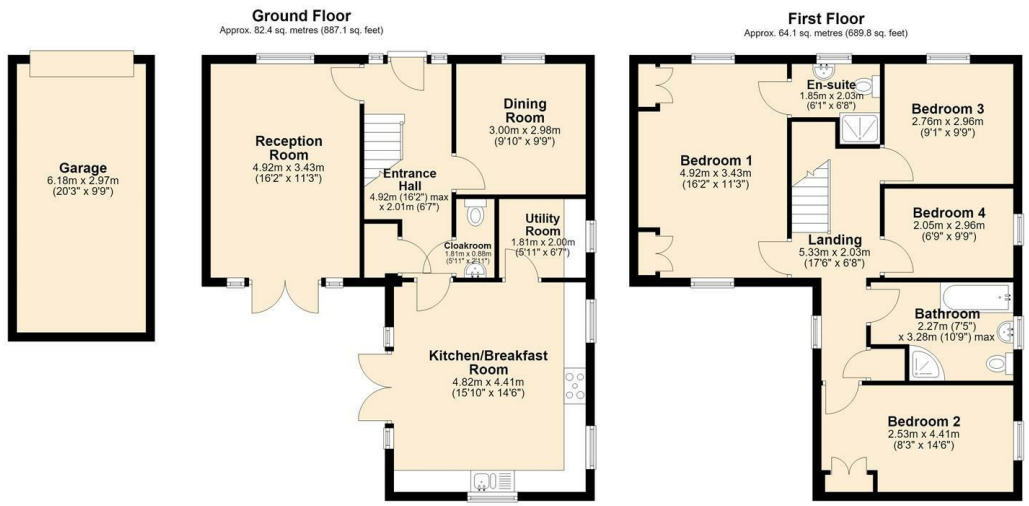
Landscaped rear garden with Stunning Porcelain Tiled Patio, with feature sleeper edge & plum slate chippings. Well maintained lawn area, with a variety of plants, trees & shrubs. Useful separate storage area behind the garage. Outside tap, and feature lighting. A perfect setting for outside family/social entertaining/enjoyment.

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

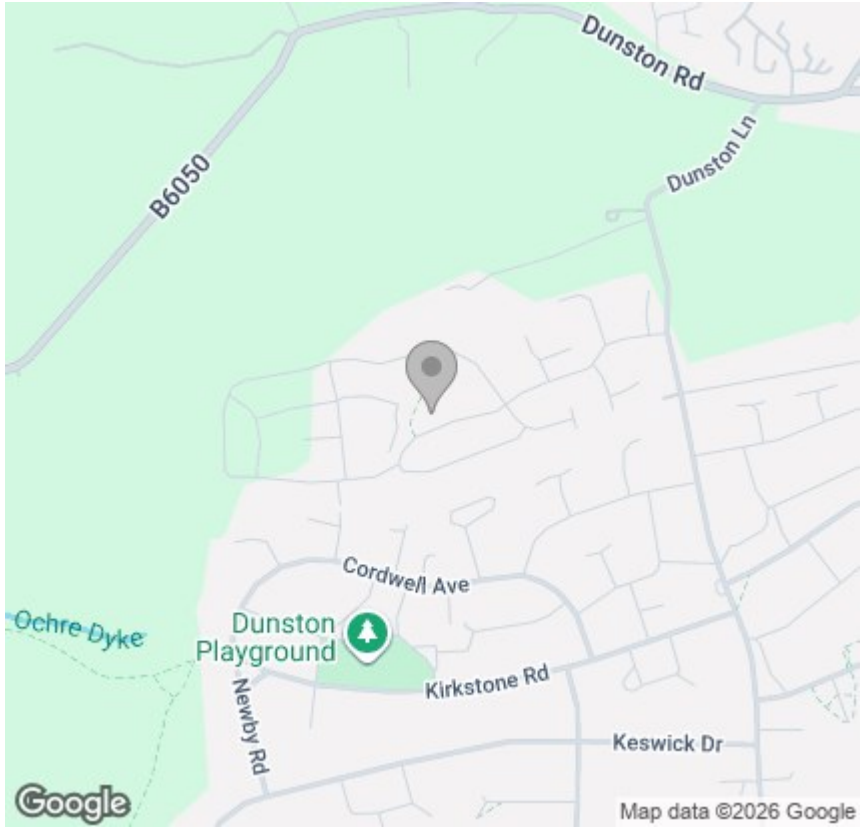
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 146.5 sq. metres (1576.9 sq. feet)

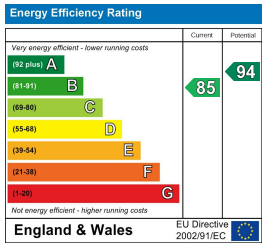
Area Map

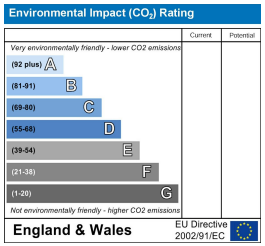


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

RICS