



£260,000

Kilnstone Close, DE11 9NN

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01773 832355

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# Step Inside

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## Key Features

- First Time buyer Incentives Available
- Three Bedroom Semi Detached
- EV Charging Point
- Gas Central Heating & Double Glazing
- Breakfast Kitchen
- Ground Floor W.C
- En Suite To Bedroom One
- Two Parking Spaces
- Choice of Floor Coverings Included
- Solar PV System
- Modern Kitchen with Built in Appliances
- NHBC Guarantee
- Plot 4



## Property Description

Plot 4 - This prestigious development situated on the fringe of the beautiful village of Church Gresley, consists of fourteen high specification homes in two designs built by the local and coveted builder Carter Construction.

## Main Particulars

Derbyshire Properties are delighted to offer this exciting new development of individual built homes providing high specification accommodation. This exclusive development situated on the fringe of the beautiful village of Church Gresley, consists of fourteen modern homes in two designs built by the local and coveted builder Carter Construction.

Plots 1 - 8 Comprise; Three bedroom semi-detached properties, entrance hall, dining kitchen, cloaks WC and lounge. To the first floor there are three bedrooms, bedroom one enjoys an en suite shower and a separate shower room. Outside there is off road parking for two cars, gardens with enclosed fencing.

Plots 9 - 14 Comprise; Three bedroom town house properties, entrance hall, dining kitchen, cloaks WC and lounge. To the first floor there are three bedrooms and a separate shower room. Outside there is off road parking for two cars, gardens with enclosed fencing.

### Additional Information

Heating and hot water will be via a combi boiler.

All plots will have solar PV system.

1 EV charging point to each plot and 2 near designated parking spaces.

\* Options available on finishes for; kitchens, white goods, tiling

\*\*Predicted EPC A for semi detached homes

### Location

The village is situated between Castle Gresley and the town of Swadlincote. The village offers local amenities and quiet countryside walks close by, Swadlincote is a short drive away, where more comprehensive shopping facilities are available including; Supermarkets, Cinema and eateries.

This South Derbyshire location benefits from lying within easy access of the M42 motorway and therefore offers good transport links with the major towns and cities throughout the Midlands including Birmingham and Nottingham.

### Ground floor

#### Entrance Hall

1.7m x 1.60m (5' 7" x 5' 3")

#### Kitchen/ Diner

5.849m x 4.425m (19' 2" x 14' 6")

Lounge

4.425m x 3.175m (14' 6" x 10' 5")

First floor

Landing

Bedroom One

3.3m x 2.95m (10' 10" x 9' 8")

En-suite Shower Room

1.8m x 1.1m (5' 11" x 3' 7")

Bedroom Two

3.56m x 2.16m (11' 8" x 7' 1")

Bedroom Three

3.56m x 2.16m (11' 8" x 7' 1")

Shower Room

2.05m x 2.16m (6' 9" x 7' 1")

Disclaimer

The artist impressions used in our brochures, website and marketing materials are for illustration purposes only and are used to represent typical house types and internal layouts.

These have been created from architect drawings viewpoint to give the feel for the development, not an accurate description of the property.

Materials used, bricks, roof tiles, internal layouts, elevations and landscaping may vary from house-to-house.

Measurements should not be used for the purpose of purchasing carpets, curtains, household appliances or furniture.

The dimensions may vary within NHBC guidelines due to each property being individually built.

Whilst every effort has been made to ensure that these specifications are correct, it is designed specifically as a guide and and Carter Construction Limited reserve the right to amend this as necessary and without notice.

This does not constitute or form part of any contract or sale.

Construction details, specification, dimensions and finishes are subject to change during the build. Annual site management fees apply. Photographs are for illustration purposes only.

Please speak to our sales team regarding internal/external finishes to the individual plots and for the finishes on driveways, parking facilities, landscaping and fencing.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01773 832355

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