



£250,000

Kilnstone Close, DE11 9NN

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Plot 2
- Three Bedroom Semi Detached
- Gas Central Heating & Double Glazing
- Ground Floor WC
- Choice of Floor Coverings Included
- Solar PV System
- NHBC Guarantee
- Modern Kitchen with Built in Appliances
- Legal fees covered as part of the First Time Buyer incentive package
- Two private parking spaces with EV charging point
- En Suite to Master Bedroom and Family Bathroom
- White goods including Fridge and Washing Machine
- Enclosed rear garden offering privacy and outdoor enjoyment

## Property Description

INCENTIVES AVAILABLE – Plot 2 This prestigious development, located on the edge of the picturesque village of Church Gresley, features fourteen high-specification homes crafted by the renowned local builder, Carter Construction. Each home includes floor coverings throughout, essential white goods such as a washing machine and fridge, and a dedicated EV charger, offering exceptional value and convenience. Available in two stylish designs.

## Main Particulars

CALL US TO BOOK YOUR SITE VISIT Derbyshire Properties are delighted to present this exciting new development of individually built homes offering high-specification accommodation. Situated on the fringe of the beautiful village of Church Gresley, this exclusive development comprises fourteen modern homes in two stylish designs, built by the highly regarded local builder, Carter Construction. Each home includes floor coverings throughout and essential white goods, such as a washing machine and fridge, providing exceptional comfort and convenience.

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.

Contact the sales team on 01332 316715 to arrange a site visit.

### 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, tiling and white good.

\*\*Predicted EPC A for semi detached homes

### Location

Situated in the well-regarded village of Church Gresley, this property enjoys a convenient location just minutes from Swadlincote town centre. The area offers a good mix of local amenities, including shops, parks, and leisure facilities such as the Swadlincote Ski Centre and Pipeworks retail park.

Families are well served by several well-regarded primary and secondary schools, making this an ideal location for those with children. Excellent road links via the A444, A511, and M42 provide easy access to Burton, Ashby, Derby, and Tamworth.

Surrounded by beautiful countryside and just a short drive from the National Forest, there's plenty of opportunities for outdoor pursuits, scenic walks, and family days out — combining peaceful living with everyday convenience.

### Ground floor

Entrance Hall

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

Kitchen/ Diner

4.27m x 4.14m (14' 0" x 13' 7")

Guest Cloakroom WC

1.53m x 0.99m (5' 0" x 3' 3")

Lounge

4.74m x 4.35m (15' 7" x 14' 3")

First floor

Landing

Bedroom One

3.30m x 3.23m (10' 10" x 10' 7")

En-suite Shower Room

1.75m x 1.53m (5' 9" x 5' 0")

Bedroom Two

2.10m x 3.47m (6' 11" x 11' 5")

Bedroom Three

3.46m x 2.12m (11' 4" x 6' 11")

Bathroom

1.99m x 1.69m (6' 6" x 5' 7")

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.

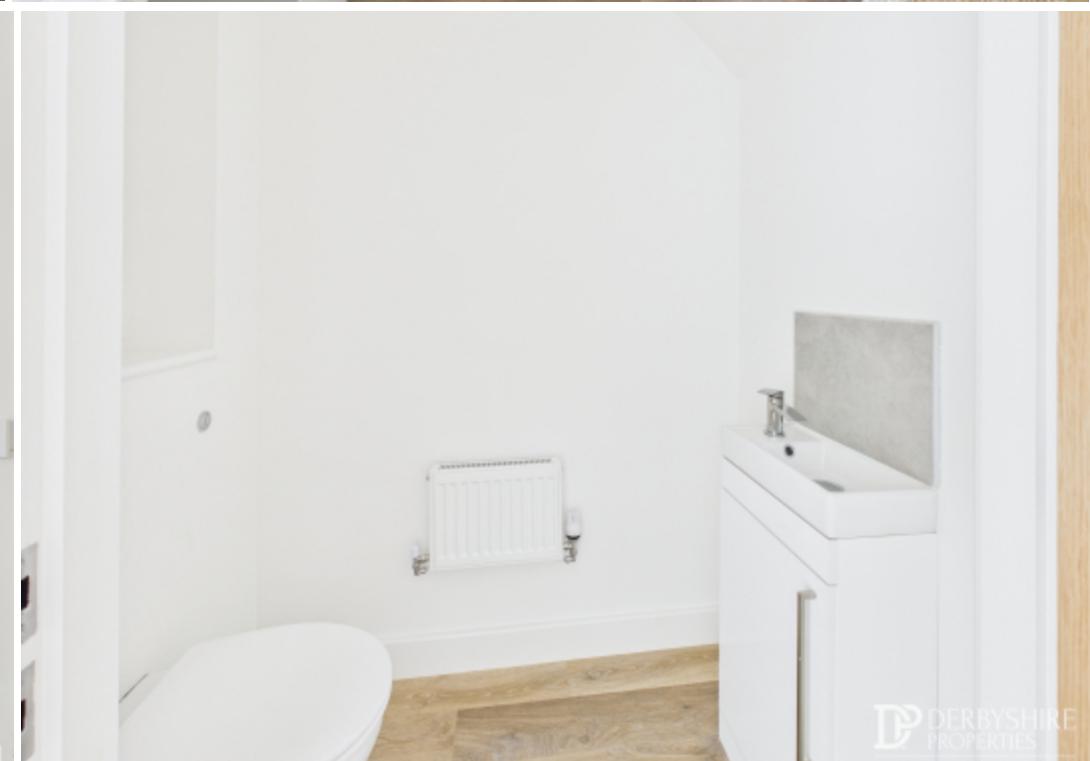
The dimensions may vary within NHBC guidelines due to each property being individually built.

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.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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