



£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

- Plot 4
- Three Bedroom Semi Detached
- Gas Central Heating & Double Glazing
- En Suite To Master Bedroom And Family Bathroom
- Choice of Floor Coverings Included
- Solar PV System
- Enclosed Rear Yard
- NHBC Guarantee
- Ground Floor W.C
- Two private parking spaces with EV charging point
- Legal fees covered as part of the incentive package
- White goods including Fridge and Washing Machine

## Property Description

INCENTIVES AVAILABLE - 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 individually built homes, providing high-specification accommodation in a sought-after location. Situated on the fringe of the beautiful village of Church Gresley, this exclusive development comprises fourteen modern homes in two thoughtfully designed styles, built by the highly regarded local builder, Carter Construction.

Plots 1 to 8 are three-bedroom semi-detached homes offering spacious and well-planned living accommodation. Each property features an entrance hall, a contemporary dining kitchen, a ground floor cloakroom/WC, and a comfortable lounge. On the first floor, there are three bedrooms, with the main bedroom benefiting from an en suite shower room, along with a separate family bathroom. Outside, each home includes off-road parking for two vehicles and a private garden enclosed by fencing.

Plots 9 to 14 consist of three-bedroom townhouses, designed with the same attention to detail and quality finish. These homes also include an entrance hall, a stylish dining kitchen, a cloakroom/WC, and a bright, welcoming lounge. Upstairs, there are three bedrooms served by a separate family shower room. Externally, the properties provide off-road parking for two cars and gardens with enclosed fencing, offering both privacy and space for outdoor enjoyment.

This is a rare opportunity to purchase a brand-new home in a well-connected yet peaceful village setting, delivered by a trusted local builder known for quality craftsmanship.

### 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

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

Kitchen/ Diner

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

Guest Cloakroom

1.53m x 0.99m (3'2" x 5'0")

Lounge

4.74m x 4.35m (15'6" x 14'3")

First floor

Landing

Bedroom One

3.30m x 3.23m (10'9" x 10'7")

En-suite Shower Room

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

Bedroom Two

3.47m x 2.10m (11'4" x 6'10")

Bedroom Three

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

Bathroom

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

Additional Information

\*Dependant on the point of build at time of reservation.

\*\* To be verified at a later stage

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.

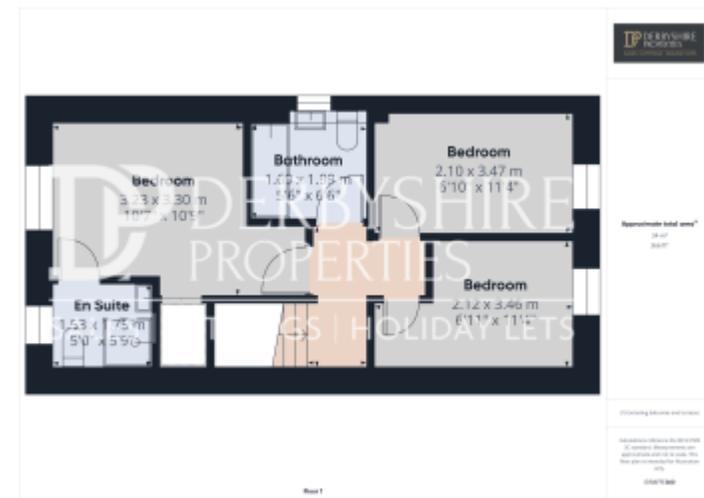
Whilst every effort has been made to ensure that these specifications are correct, it is designed specifically as a guide and and Carter Construction Limited reserve the right to amend this as necessary and without notice.

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

Telephone: 01773 832355



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