



£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 5
- Three Bedroom Semi Detached House
- Gas Central Heating & Double Glazing Throughout
- En Suite To Master Bedroom And Family Bathroom
- Choice of Floor Coverings Included
- Solar PV System
- NHBC Guarantee
- Enclosed Rear Yard
- Ground Floor WC
- 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 5 - Derbyshire Properties are delighted to offer this exciting new development of individually built, high-specification homes by the highly regarded local builder Carter Construction. Situated on the fringe of the beautiful village of Church Gresley, this exclusive collection comprises fourteen modern homes in two thoughtfully designed styles.

## Main Particulars

Derbyshire Properties are delighted to offer this exciting new development of individually built, high-specification homes by the highly regarded local builder Carter Construction. Situated on the fringe of the beautiful village of Church Gresley, this exclusive collection comprises fourteen modern homes in two thoughtfully designed styles, all finished to a high standard, with quality fixtures and fittings throughout.

Plots 1–8 are three-bedroom semi-detached properties featuring an entrance hall, dining kitchen, cloakroom/WC, and lounge, with three bedrooms to the first floor including a principal bedroom with en-suite shower room, plus a separate family bathroom.

Plots 9–14 offer spacious three-bedroom townhouses with an entrance hall, open-plan dining kitchen, cloakroom/WC, and lounge, with three bedrooms and a separate shower room upstairs.

Each property benefits from off-road parking for two vehicles and private, enclosed gardens. Nestled on the fringe of Church Gresley, the development offers a semi-rural feel while remaining close to excellent local amenities, schools, and commuter routes — making it ideal for professionals, families, and downsizers alike.

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

### 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.

### 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

Ground floor

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.



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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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