



£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

- CALL TO BOOK YOUR SITE VISIT TODAY!
- PLOT 1
- \*\*\*\*\* CHOICE OF FINISHES \*\*\*\*\*
- Buyer Incentives Available
- Three Bedroom Semi Detached
- Gas Central Heating & Double Glazing
- \*\*\*\*\* LEGAL FEES COVERED \*\*\*\*\*
- Dining Kitchen & Ground Floor WC
- Two Parking Spaces
- En Suite To Master Bedroom And Family Bathroom
- Choice of Floor Coverings Included
- Solar PV System
- Modern Kitchen with Built in Appliances
- Enclosed Rear Yard
- NHBC Guarantee

## Property Description

Plot 1 - 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.

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")

Guest Cloakroom

1.76m x 1.0m (5' 9" x 3' 3")

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")

#### External

#### Outside

An enclosed rear yard and two parking spaces.

#### 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.

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