



£240,000

Kilnstone Close, DE11 9NN

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE
PROPERTIES
SALES • LETTINGS • HOLIDAY HOMES

www.derbyshireproperties.com



Step Inside

Key Features

- £1000 Towards Legal Costs
- CALL TO BOOK YOUR SITE VISIT TODAY!
- PLOT 1
- 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
- Downstairs WC
- Two private parking spaces with EV charging point
- White goods including Fridge and Washing Machine

Property Description

*** £1000 Towards Legal Costs *** INCENTIVES AVAILABLE *** – Plot 1 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

**** £1000 Towards Legal Costs if plot reserved in December 2025 **** 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.

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.

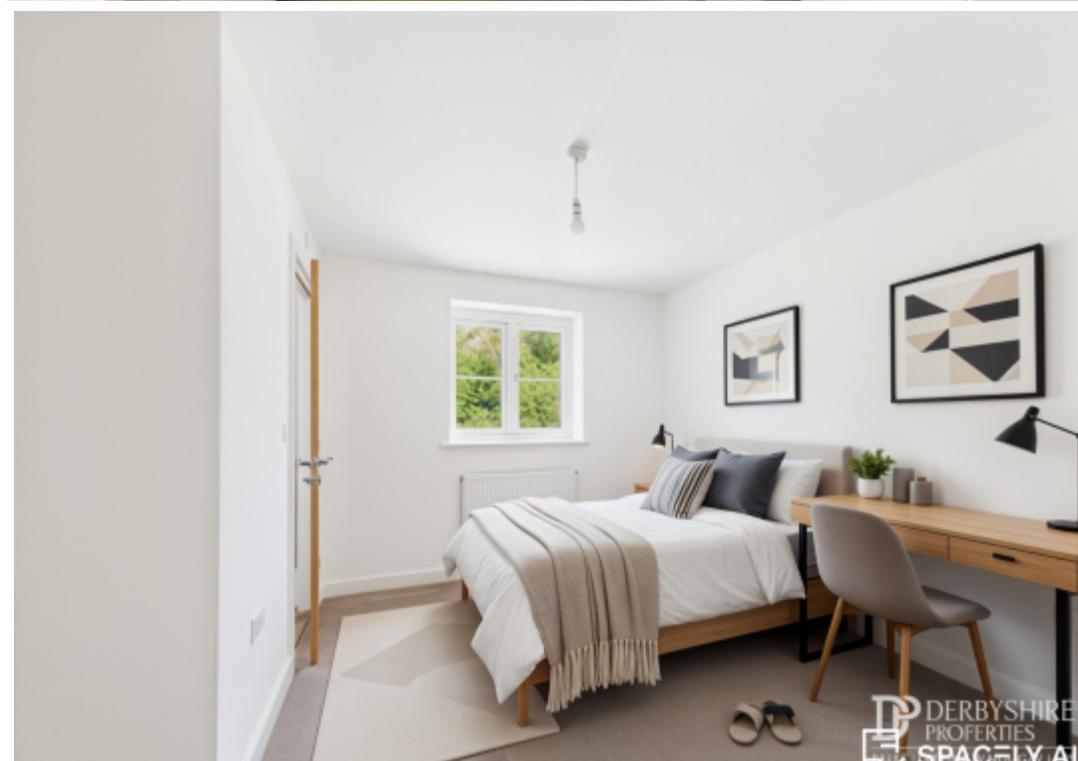
The dimensions may vary within NHBC guidelines due to each property being individually built.

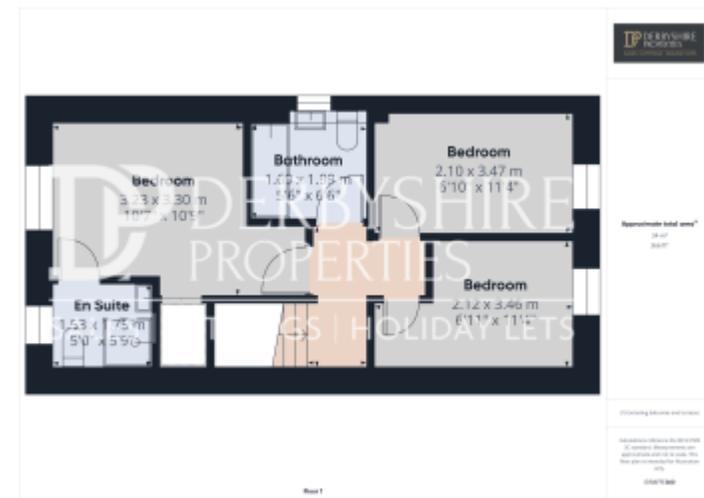
Whilst every effort has been made to ensure that these specifications are correct, it is designed specifically as a guide and and Carter Construction Limited reserve the right to amend this as necessary and without notice.

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.

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

DERBYSHIRE PROPERTIES
SALES | FITTINGS | HOLIDAY LETS

www.derbyshireproperties.com