



**DERBYSHIRE**  
**PROPERTIES**  
- SALES & LETTINGS -



**Plot 4 Kilnstone Close, Church Gresley, Derbyshire DE11 9NN**  
**£260,000 - Freehold**



## PROPERTY DESCRIPTION

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 shower room. 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.

## POINTS OF INTEREST

- Plot 4
- First Time buyer Incentives Available
- Three Bedroom Semi Detached
- EV Charging Point
- Gas Central Heating & Double Glazing
- Breakfast Kitchen
- Ground Floor W.C
- En Suite To Bedroom One
- Two Parking Spaces
- Choice of Floor Coverings Included
- Solar PV System
- Modern Kitchen with Built in Appliances
- NHBC Guarantee

