



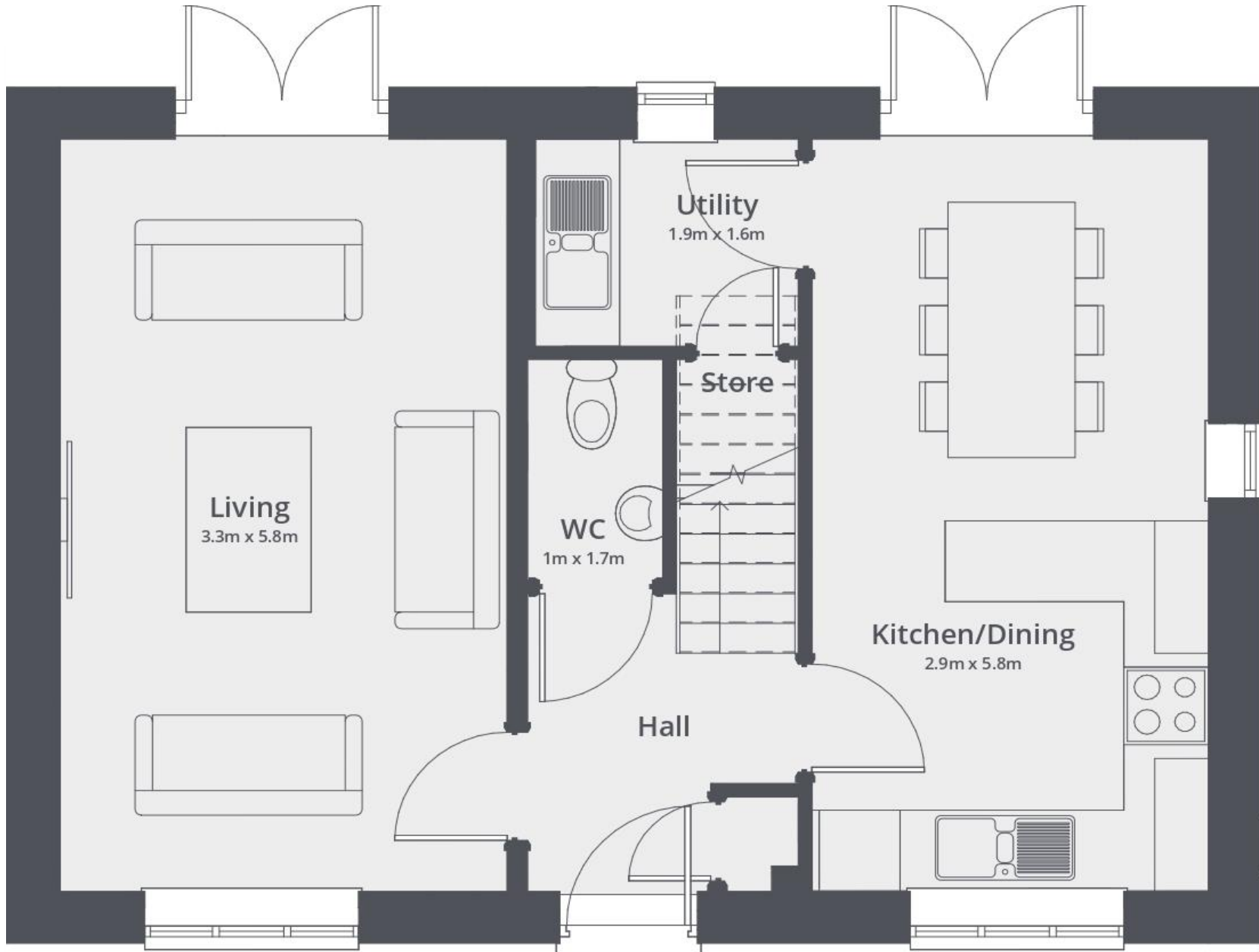
**Hemlock Gate Coventry Lane, Bramcote Nottingham NG9 3GJ**

**welcome to**

## **Hemlock Gate Coventry Lane, Bramcote Nottingham**

\*Launch Event, 12th June\* The ASTER one of Peter James Homes BRAND NEW house Types!. 3 Double bedrooms with EN-SUITE to the Principle Bedroom, Detached Garage with EV car Charger, Dual Aspect Kitchen Diner and Lounge, Utility. What more could you ask for, call for more information!





## Welcome To Hemlock Gate

### Lounge

19' x 10' 8" ( 5.79m x 3.25m )

### Kitchen Diner

19' x 9' 5" ( 5.79m x 2.87m )

### Utility

6' 2" x 5' 2" ( 1.88m x 1.57m )

### Cloakroom

5' 5" x 3' 2" ( 1.65m x 0.97m )

### Principle Bedroom

14' 7" x 9' 5" ( 4.45m x 2.87m )

### En-Suite

3' 9" x 9' 5" ( 1.14m x 2.87m )

### Bedroom Two

8' 8" x 11' 1" ( 2.64m x 3.38m )

### Bedroom Three

8' 8" x 9' 5" ( 2.64m x 2.87m )

### Bathroom

8' 5" x 5' 2" ( 2.57m x 1.57m )

### Bathroom

8' 5" x 5' 2" ( 2.57m x 1.57m )



**welcome to**

## **Hemlock Gate Coventry Lane, Bramcote Nottingham**

- 3 Double Bedrooms with En-Suite to Principle Bedroom
- French doors leading out to the garden and includes turf to rear gardens
- Open plan kitchen-dining area with a separate utility room and integrated Electrolux kitchen appliances as standard
- Equipped with an air source heat pump, solar panels, underfloor heating, car charger and boasting an A-rated EPC

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS118948](https://williamhbrown.co.uk/Property/NVS118948)



Property Ref:  
NVS118948 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01159 587766**



[nottingham@williamhbrown.co.uk](mailto:nottingham@williamhbrown.co.uk)



20 Upper Parliament Street, NOTTINGHAM,  
Nottinghamshire, NG1 2AD



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**