



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

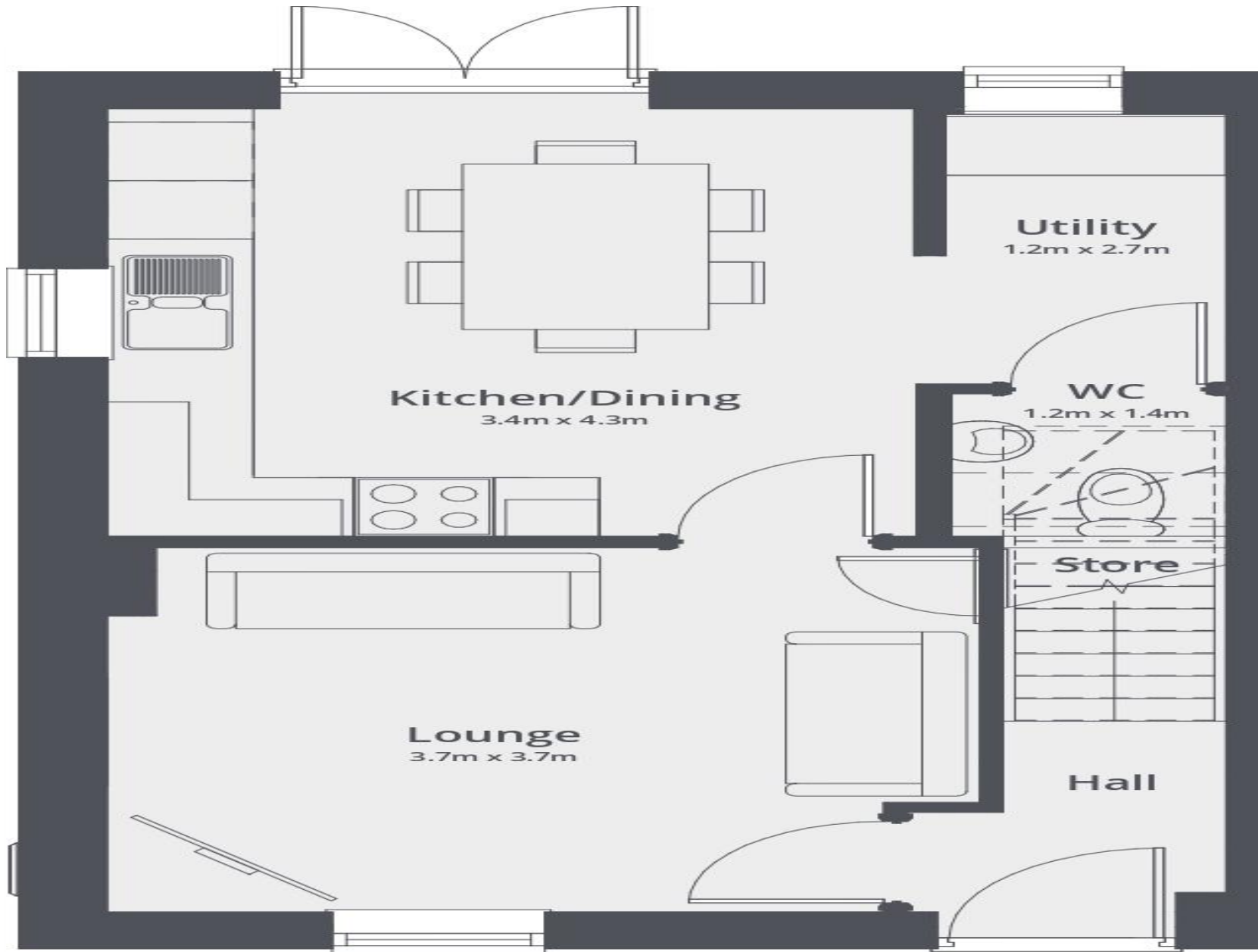
**welcome to**

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

\*Launch Event, 12th June\* ONLY 2 BROOKS IN PHASE 1- Peter James Home Stunning 3 bed semi THE BROOK is back! This lovely homes has everything you could have dream of including; UTILITY, EN-SUITE, SPACIOUS KITCHEN DINER. Plus now they are even better with an A rated EPC!







## Welcome The Hemlock Gate

### Lounge

12' 1" x 12' 1" ( 3.68m x 3.68m )

### Kitchen Diner

14' 1" x 11' 1" ( 4.29m x 3.38m )

### Utility

8' 8" x 3' 9" ( 2.64m x 1.14m )

### Wc

3' 9" x 4' 5" ( 1.14m x 1.35m )

### Principle Bedroom

12' 4" x 8' 8" ( 3.76m x 2.64m )

### En-Suite

8' 5" x 3' 2" ( 2.57m x 0.97m )

### Bedroom Two

9' 8" x 8' 2" ( 2.95m x 2.49m )

### Bedroom Three

10' 1" x 6' 2" ( 3.07m x 1.88m )

### Bathroom

5' 9" x 6' 8" ( 1.75m x 2.03m )

**welcome to**

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

- Brand new DEVELOPMENT
- Only 2 BROOKS in Phase 1
- Principle Bedroom with En-Suite
- A rated EPC with all properties having Solar Panels and Air Source Heat Pumps
- Driveway for 2 cars with EV charger

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS118949](https://williamhbrown.co.uk/Property/NVS118949)



Property Ref:  
NVS118949 - 0003

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