



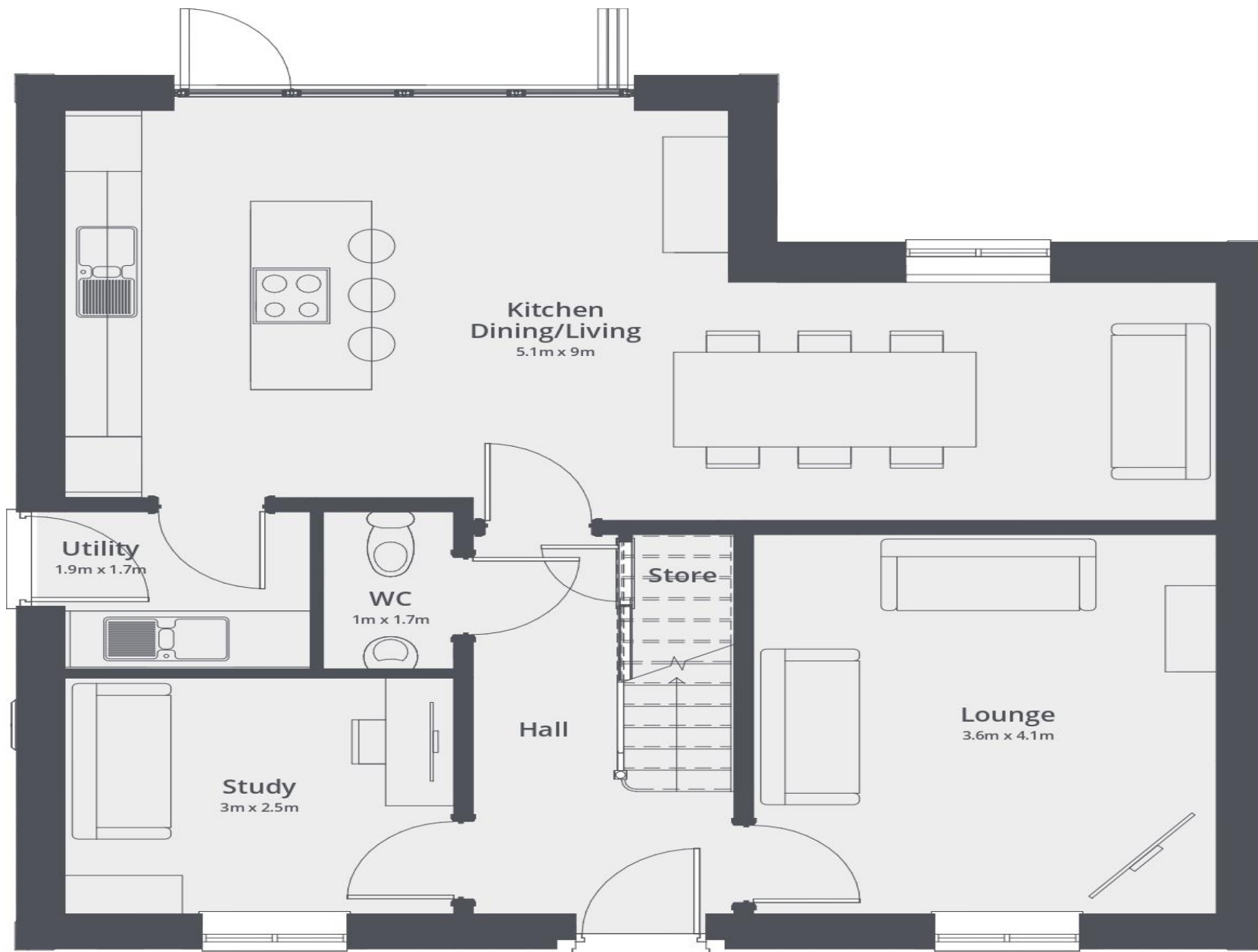
Hemlock Gate Coventry Lane, Bramcote Nottingham NG9 3GJ

welcome to

Hemlock Gate Coventry Lane, Bramcote Nottingham

Launch Event, 12th June The Straffan, an impressive 5-bedroom detached home, ideal for families. Offering ample living space for the family, 5 Bedrooms, with En-Suite and Dressing room to Principle Bedroom. Impressive Kitchen Diner, Lounge, Study, Utility and Detached Garage.





Welcome To Hemlock Gate

Open Kitchen Dining Living

29' x 14' 5" (8.84m x 4.39m)

Utility

6' 2" x 5' 4" (1.88m x 1.63m)

Lounge

13' 4" x 11' 8" (4.06m x 3.56m)

Study

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

Principle Bedroom

12' 10" x 10' 8" (3.91m x 3.25m)

En-Suite

8' 8" x 5' 5" (2.64m x 1.65m)

Bedroom 2

10' 1" x 11' 5" (3.07m x 3.48m)

Bedroom 3

10' 1" x 10' 8" (3.07m x 3.25m)

Family Bathroom

9' 5" x 5' 5" (2.87m x 1.65m)

Bedroom 4

14' 1" x 12' 1" (4.29m x 3.68m)

Bedroom 5

14' 1" x 10' 2" (4.29m x 3.10m)

Bathroom

6' 5" x 5' 3" (1.96m x 1.60m)

welcome to

Hemlock Gate Coventry Lane, Bramcote Nottingham

- The Straffan Perfect Family Home!
- 5 Double Bedrooms with En-Suite and Dressing Area to Principle Room
- A rated home- With Solar Panels, Air source heat pump and under floor heating
- Double Garage with EV Car Charger
- Choose your own Kitchen units, worktop and bathroom tiles

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS118957



Property Ref:
NVS118957 - 0002

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.

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