



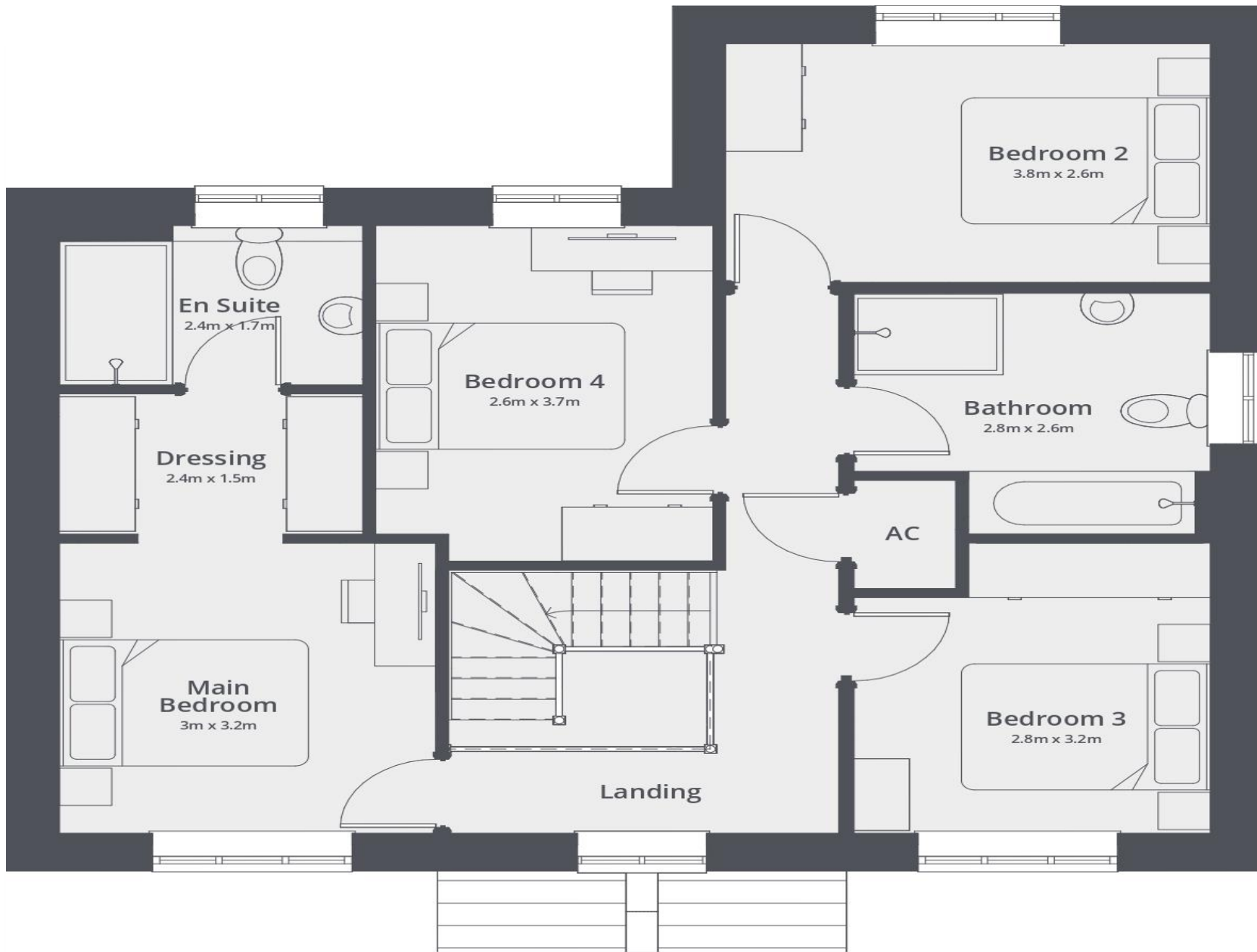
Hemlock Gate Coventry Lane, Bramcote Nottingham NG9 3GJ

welcome to

Hemlock Gate Coventry Lane, Bramcote Nottingham

Launch Event, 12th June The Picturesque Hemlock is the perfect family home. Offering ample living space plus 4 DOUBLE Bedrooms with Dressing room and En-Suite to Principle room. Downstairs offers Spacious Kitchen Diner, Lounge, Study, Utility plus a Detached Garage.





Welcome To Hemlock Gate

Kitchen Diner

18' x 12' 4" (5.49m x 3.76m)

Lounge

11' 8" x 16' 7" (3.56m x 5.05m)

Utility

7' 8" x 5' 9" (2.34m x 1.75m)

Study/ Snug

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

Cloakroom

6' 2" x 3' 6" (1.88m x 1.07m)

Principle Bedroom

9' 8" x 10' 4" (2.95m x 3.15m)

Dressing Area

7' 8" x 4' 9" (2.34m x 1.45m)

En-Suite

5' 5" x 7' 8" (1.65m x 2.34m)

Bedroom Two

9' 1" x 12' 4" (2.77m x 3.76m)

Bedroom Three

8' 5" x 10' 4" (2.57m x 3.15m)

Bedroom Four

8' 5" x 12' 1" (2.57m x 3.68m)

Family Bathroom

9' 1" x 8' 5" (2.77m x 2.57m)

welcome to

Hemlock Gate Coventry Lane, Bramcote Nottingham

- The Hemlock 4 Double Bedroomed Home
- 10 Year Build Warranty provided by Buildzone
- Equipped with an air source heat pump, solar panels, underfloor heating, car charger and boasting an A-rated EPC
- Choice of luxury Symphony kitchen units, worktops, Porcelanosa tiles and Amtico flooring
- Bi-fold and French doors leading out to the garden, with turf to rear gardens

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS118958



Property Ref:
NVS118958 - 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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