



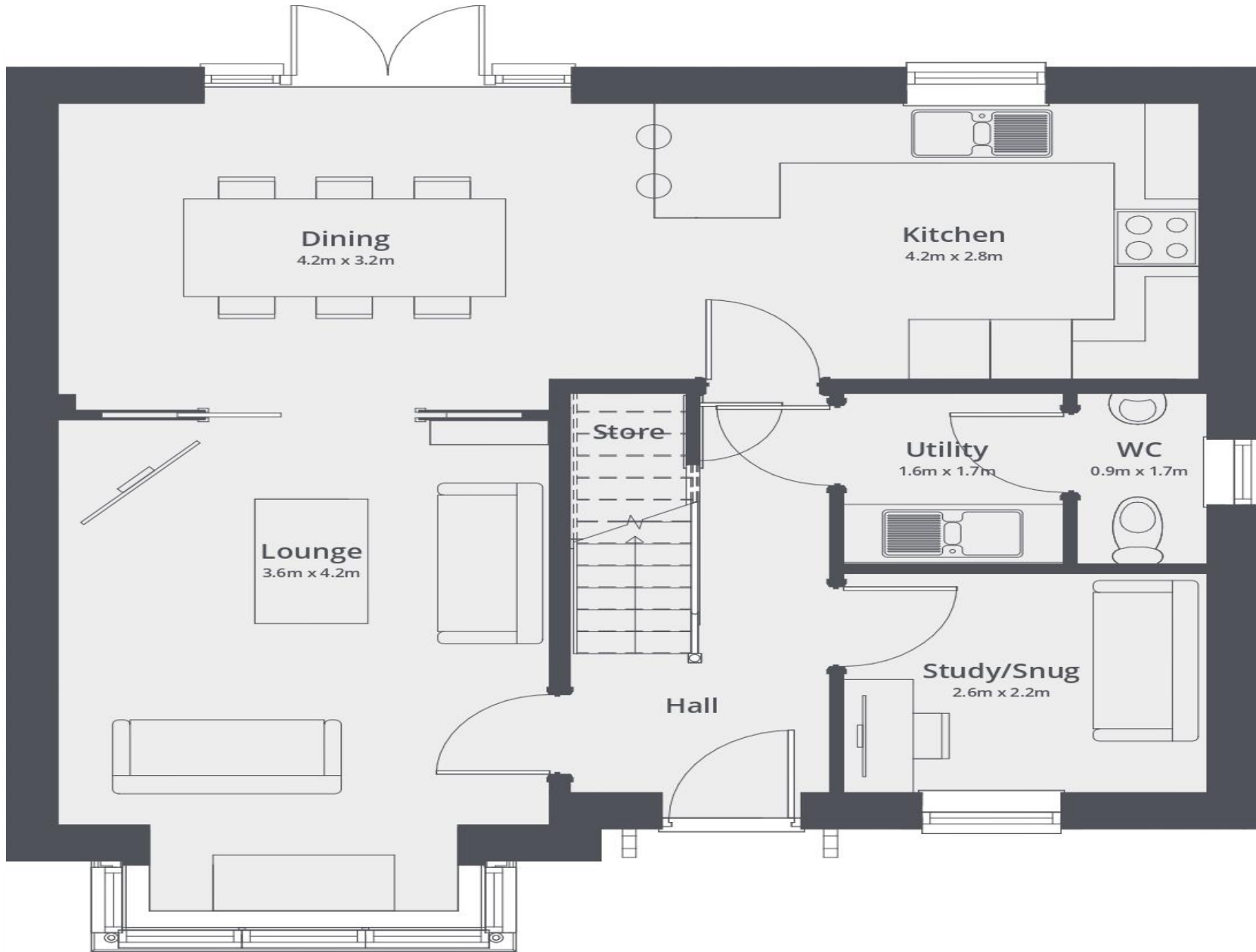
Hemlock Gate Coventry Lane, Bramcote Nottingham NG9 3GJ

welcome to

Hemlock Gate Coventry Lane, Bramcote Nottingham

Launch Event, 12th June The noble Rowan exudes both grandeur and understatement for a luxury standard of living you'll never tire of. An impressive kitchen-dining-living area spans the entire ground floor, with separate utility room and large garden to rear.





Welcome To Hemlock Gate

Open Plan Kitchen Living Diner

26' 9" x 10' 5" (8.15m x 3.17m)

Lounge

13' 7" x 11' 8" (4.14m x 3.56m)

Study

8' 7" x 7' 2" (2.62m x 2.18m)

Principle Bedroom With Ensuite

14' 1" x 9' 5" (4.29m x 2.87m)

Bedroom Two

13' 1" x 11' 8" (3.99m x 3.56m)

Bedroom Three

11' 4" x 9' 8" (3.45m x 2.95m)

Bedroom Four

9' 5" x 8' 5" (2.87m x 2.57m)

Family Bathroom

8' 5" x 6' 2" (2.57m x 1.88m)

welcome to

Hemlock Gate Coventry Lane, Bramcote Nottingham

- PETER JAMES HOMES BRAND NEW DEVELOPMENT
- EPC 'A' RATED HOMES
- SOLAR PANELS, AIR SOURCE HEAT PUMPS,
UNDERFLOOR HEATING AND EV CAR CHARGERS ALL
AS STANDARD
- PHASE ONE NOW RELEASED
- CALL FOR MORE INFORMATION

Tenure: Freehold EPC Rating: Exempt

from



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS118962



Property Ref:
NVS118962 - 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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