

# The Brook

3 Bedrooms

HEMLOCK  
Gate  
— BRAMCOTE —



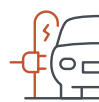
Underfloor  
Heating



Solar Panels



Heat Pump



Car Charger



Increased  
Insulation



'A' Rated

## Welcome to The Brook, a stunning 3-bedroom family home.

Behind The Brook's charming facade lies true luxury. The ground floor features a welcoming lounge and a spacious kitchen-diner, which leads out onto a private garden through French doors. It also includes a separate utility room and WC. The first floor provides two double bedrooms, a single and a family bathroom.

## Highlights:

- New build with high quality finishes and 10 year Build Zone warranty included
- Equipped with an air source heat pump, solar panels, underfloor heating, car charger and boasting an A-rated EPC
- Open plan kitchen-dining area with French doors leading out to the garden, a separate utility room and integrated Electrolux kitchen appliances as standard
- Includes turf to rear gardens
- Choice of luxury Symphony kitchen units, worktops, Porcelanosa tiles and Amtico flooring



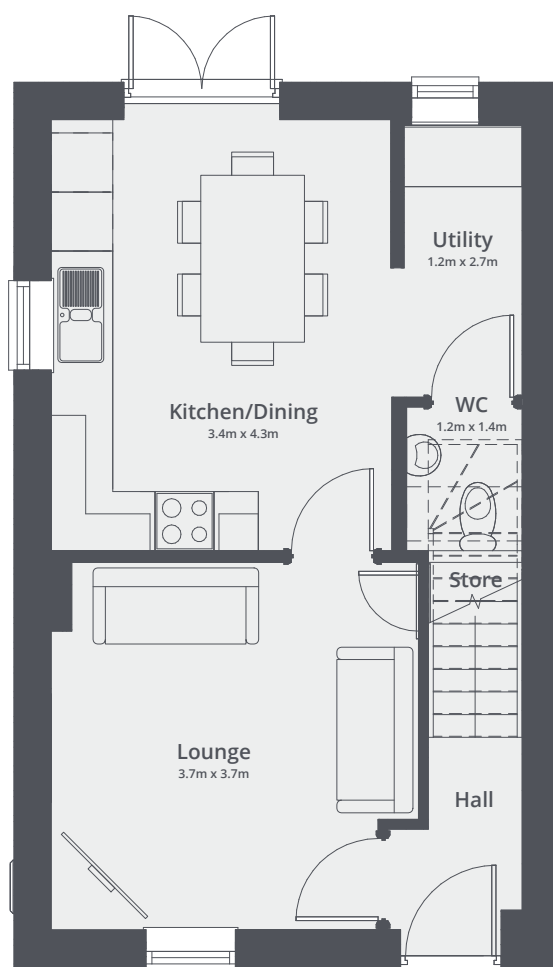
Feel at home

[peterjameshomes.co.uk/hemlock-gate](https://peterjameshomes.co.uk/hemlock-gate)

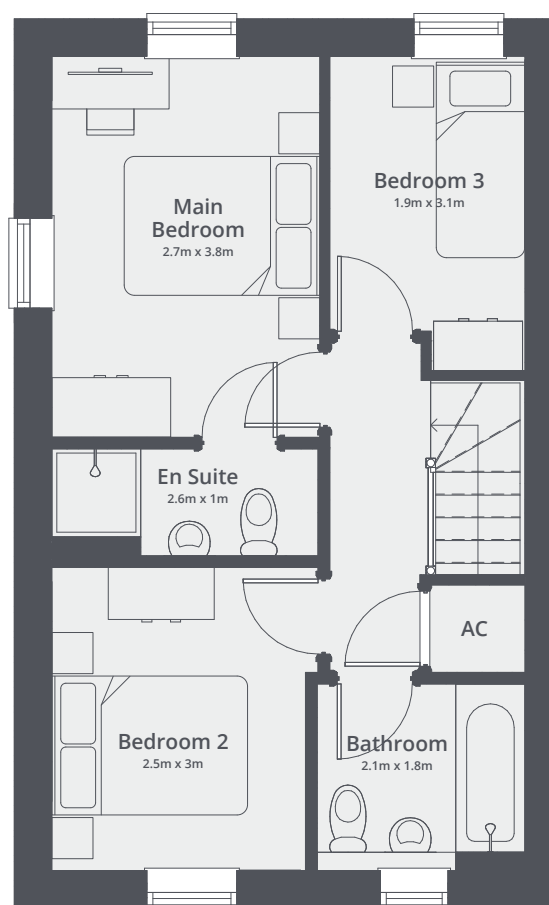
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Ground Floor



First Floor



To find out more about our 2, 3, 4 and 5 bedroom homes at Hemlock Gate, Bramcote, call our sales team on **07783 771178** or email us at [hemlockgate@williamhbrown.co.uk](mailto:hemlockgate@williamhbrown.co.uk)

A development by



Feel at home

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