

property details **approval form**

Plot 24 Hemlock Gate, The Straffan Coventry Lane, Bramcote, Nottingham, Nottinghamshire, England, NG9 3GJ

Date: 23 October 2026

Property Ref and Version: NVS121194 - 0002

selling your home with us!



>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

from £650,000

Tenure: Freehold

>> **key features**

- > Assisted Move Available! 5% Deposit Contribution!
- > The Straffan - A perfect family home!
- > Five double bedrooms with en-suite & dressing area to principle bedroom
- > 'A' Rated homes with solar panels, air source heat pump and under floor heating throughout
- > Double garage with EV charger
- > Choose your own kitchen units, worktop and bathroom tiles
- > New build with high quality finishes and 10 year Build Zone warranty included
- > Over £17,500 worth of choices fitted!
- > EPC Rating: Exempt

>> **short description**

ASSISTED MOVE AVAILABLE! 5% DEPOSIT CONTRIBUTION!* The Straffan, an impressive five bedroom detached home, ideal for families. Offering ample living space for the family, with en-suite & dressing room to principle bedroom and impressive kitchen diner, lounge, study, utility and detached garage.

>> **long description**

Assisted Move Available! OVER £17,500 CHOICES FITTED*

Ready To Move & Available to reserve TODAY!

Welcome to The Straffan, our grandest home at Hemlock Gate.

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Ideal for larger families, The Straffan combines generous proportions with timeless elegance. Spanning three floors, it offers everything you need for comfortable living, productive working, and effortless entertaining. And to finish, a convenient double garage provides ample space.

>> **directions**

>> **Agent Note**

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>> room description

Welcome To Hemlock Gate

Hemlock Gate is a stunning collection of 2, 3, 4, and 5 bed homes in a peaceful, leafy setting west of Nottingham City. This development redefines sustainability, with all homes featuring solar panels, air source heat pumps, and electric car chargers for A-rated energy efficiency.

We're proud of the detail and care that goes into every one of our homes. Developed with a commitment to sustainability, Hemlock Gate stands out as a truly exceptional development, and we're excited to welcome you on this journey – from now to the day you move into your new home and beyond.

If you have any questions, please contact our sales team and they will be happy to assist you.

Entrance Hall

As you enter this grand property you automatically feel the space on offer with a central staircase and doors off to the open plan kitchen dining living area, separate lounge, study and WC.

Open Kitchen Dining Living

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

This extensive room spans the width of the whole property, with bi-folds to the rear garden allowing the outside in. The Kitchen will be fitted with you choice of kitchen units and work surfaces with integrated Electrolux appliances. With ample space for a large dining table and sofa area this room really is the heart of the home.

Utility

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

From the kitchen area there is a door to the utility which will be fitted with units and worktops matching your kitchen and space left for a washing machine.

Lounge

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

A further lounge situated to the front offers a quiet, cosy place to relax.

Study

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

Situated to the front, this room is the perfect sizes for a home office.

First Floor

Principle Bedroom

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

Stunning Principle bedroom with window to the front. Opening leads to dressing room, which then leads to a door to the fitted en-suite

En-Suite

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

En-suite comprising of a large shower, wc and wash hand basin. Choose your tiles from our range.

Bedroom Two

Your William H Brown office: 20 Upper Parliament Street, NOTTINGHAM, Nottinghamshire, NG1 2AD
T 01159 587766 E nottingham@williamhbrown.co.uk

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

Double room situated to the rear of the property.

Bedroom Three

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

Double room situated to the front of the property.

Family Bathroom

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

Four piece Family bathroom comprising bath, separate shower cubicle, wc and wash hand basin.

Second Floor

Bedroom Four

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

Double room with front dormer window.

Bedroom Five

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

Double room with front dormer window.

Bathroom

Bathroom comprising bath with shower over, wc and wash hand basin.

Outside

Externally the property will come fully finished with the front being landscaped with a driveway to the detached double garage fitted with an EV car charger. The rear garden will be fully enclosed with a spacious patio area and turf.

Disclaimer

Please note images may contain CGI, show home images or of a previous plot from a Peter James Homes development. Any specification information, measurements and incentives are subject to change.

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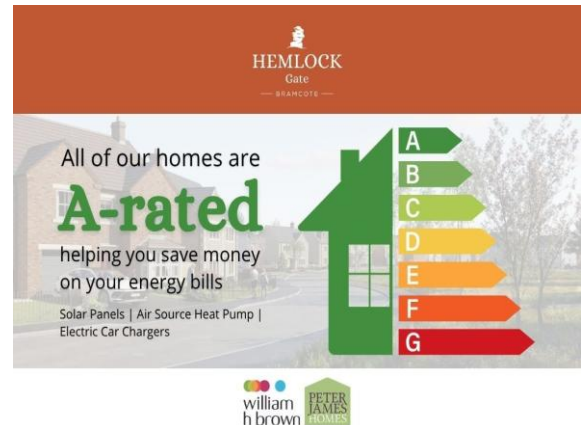
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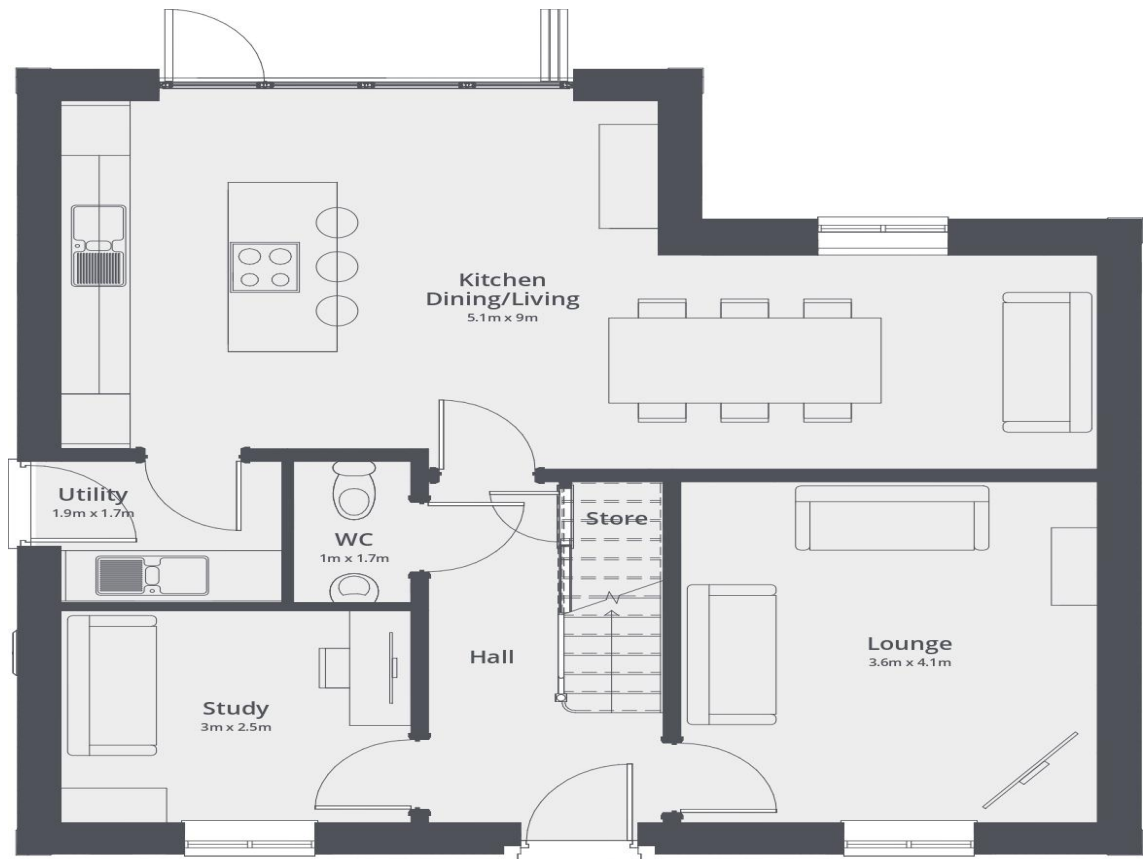
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>> floor plan



>> approval

	Signature	Date
Morgan Caullay		
Simon Gardener		
Peter James Homes		