

The Straffan

5 Bedrooms

HEMLOCK
Gate
— BRAMCOTE —



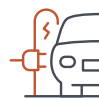
Underfloor Heating



Solar Panels



Heat Pump



Car Charger



Increased Insulation



'A' Rated

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

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.

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
- Spacious open plan kitchen-dining-living area with bi-fold doors leading out to the garden, a separate utility room and integrated Electrolux kitchen appliances as standard
- Includes turf to rear gardens
- Choice of upgraded Symphony kitchen units, worktops, and Haier shown appliances as standard
- Detached double garage

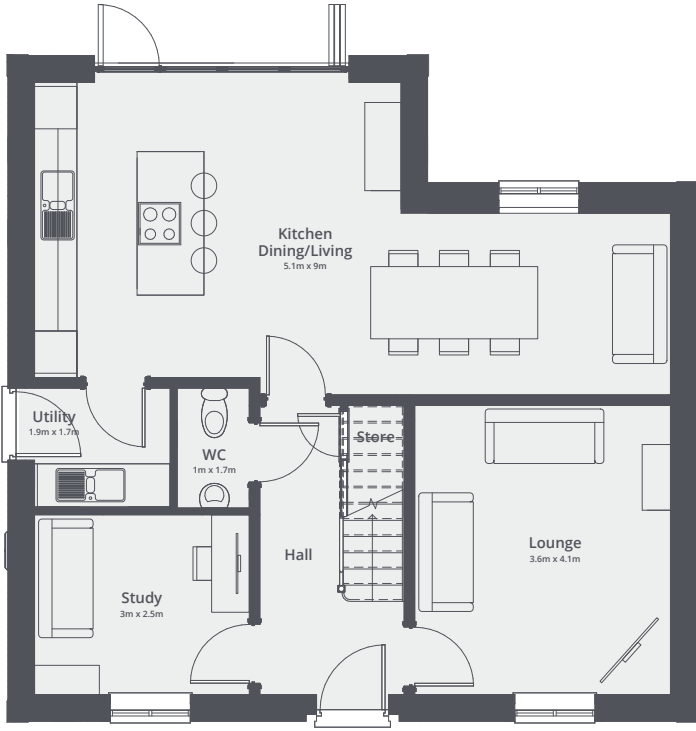


Feel at home

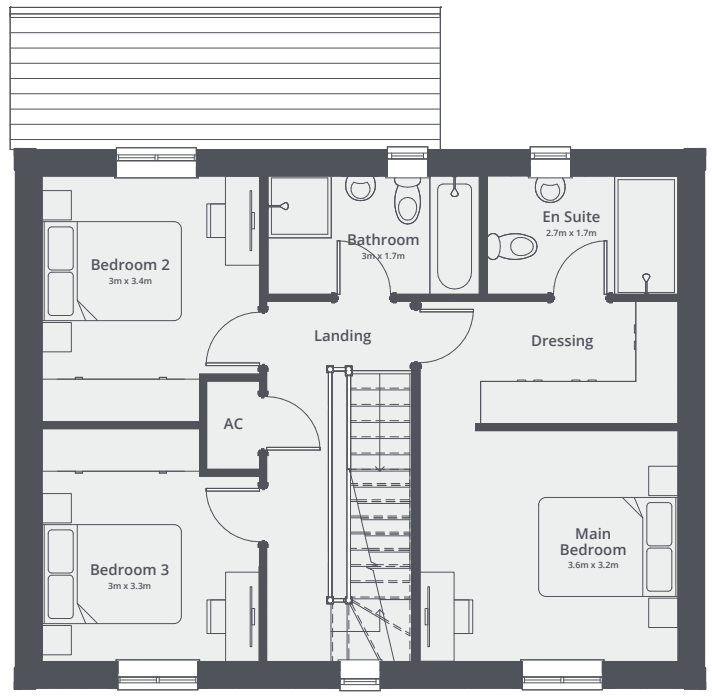
peterjameshomes.co.uk/hemlock-gate

The Straffan

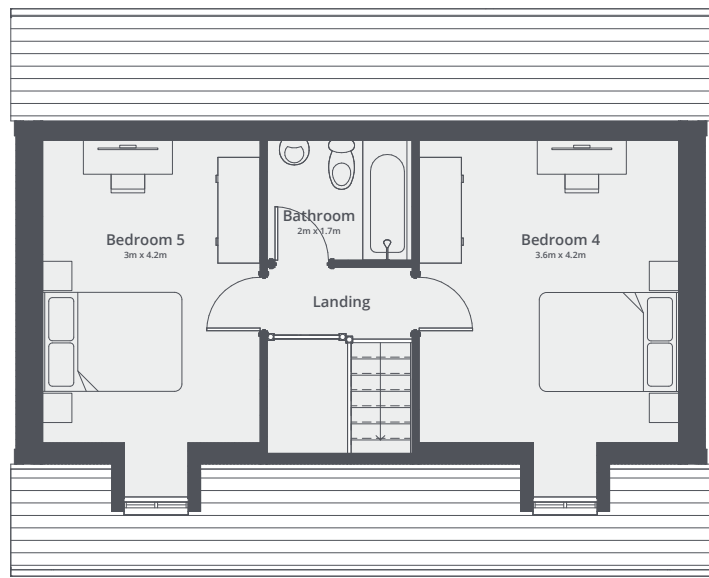
5 Bedrooms



Ground Floor



First Floor



Second 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**

A development by Feel at home

Plans, measurements and specifications are correct at time of printing. All plans are not to scale and measurements are taken off plan for illustration purposes only, any prospective purchasers are advised to check the measurements before committing to any expenses. Some images used are computer generated and/or photographs of previous developments built by Peter James Homes, they are used for marketing purposes only and are subject to change. All information in this brochure should be used as a guide and do not form any part of a contract. The Developer reserves the right to make changes as and when required throughout the build. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documents at a later stage and we would ask for your co-operation in order to avoid delays in agreeing a sale.