



HEMLOCK
Gate
— BRAMCOTE —

All of our homes are

A-rated

helping you save money
on your energy bills

Solar Panels | Air Source Heat Pump |
Electric Car Chargers

A
B
C
D
E
F
G

william
h brown

PETER
JAMES
HOMES

Hemlock Gate Coventry Lane, Bramcote Nottingham NG9 3GJ



welcome to

Hemlock Gate Coventry Lane, Bramcote Nottingham

- LET US HELP YOU MOVE! ASSISTED MOVE AVAILABLE!
- The ever popular Poppy! 3 Bed Detached Home
- 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 kitchen-diner and integrated Electrolux kitchen appliances as standard

Tenure: Freehold EPC Rating: Exempt

from

£400,000

LET US HELP YOU MOVE! FLOORING INCLUDED* This Stunning 3 bed detached home has been extremely popular at their previous development! Having a Lovely Kitchen Diner, cosy lounge, 3 double bedrooms, and En-Suite to the Principle Room.



Welcome To Hemlock Gate

Specification

Entrance Hall

Kitchen Diner

13' 7" x 18' 7" (4.14m x 5.66m)

Lounge

12' 4" x 11' 5" (3.76m x 3.48m)

Cloakroom

6' 5" x 2' 6" (1.96m x 0.76m)

Principle Bedroom

10' 8" x 9' 8" (3.25m x 2.95m)

En-Suite

7' 8" x 3' 9" (2.34m x 1.14m)

Bedroom Two

11' 1" x 8' 5" (3.38m x 2.57m)

Bedroom Three

9' 5" x 11' 1" (2.87m x 3.38m)

Family Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)

Outside

Disclaimer

view this property online williamhbrown.co.uk/Property/NVS119797



Property Ref:

NVS119797 - 0006

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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