



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

william h brown PETER JAMES HOMES



Hemlock Gate Coventry Lane, Bramcote Nottingham NG9 3GJ

welcome to

Hemlock Gate Coventry Lane, Bramcote Nottingham

- ASSISTED MOVE AVAILABLE! CHOICES INCLUDED TO THE VALUE OF OVER £12,000* STAMP DUTY PAID £15,000*
- The Rowan - An excellently designed 4 bed home with detached garage
- Peter James Homes Brand New Development
- Solar Panels, Air Source Heat Pumps, Underfloor Heating & EV Car Chargers included as standard
- EPC 'A' Rated Homes

Tenure: Freehold EPC Rating: Exempt

£500 000

****READY-TO-MOVE** CHOICES FITTED - OVER £12,000* STAMP DUTY PAID £15,000*** The noble Rowan exudes both grandeur and understatement for a luxury standard of living you'll never tire of. An elegant well-proportioned 4-bedroom home!



view this property online [williamhbrown.co.uk/Property/NVS120131](https://www.williamhbrown.co.uk/Property/NVS120131)



Property Ref:

NVS120131 - 0009

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Welcome To Hemlock Gate

Entrance Hall

Open Plan Kitchen Living Diner

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

Utility And W C

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

Outside

Disclaimer



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