

property details **approval form**

Hemlock Gate, The Bramble Coventry Lane, Bramcote, Nottingham, Nottinghamshire, England, NG9 3GJ

Date: 05 June 2026

Property Ref and Version: NVS119738 - 0003

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**

£450,000

Tenure: Freehold

>> **key features**

- > The Bramble- 3 double bed bungalow
- > Driveway for 2 cars & single detached garage
- > Stunning open plan living with bi-fold doors to the garden
- > Fully finished rear garden
- > Principle Bedroom with ensuite
- > Solar panels, ev car charger, air source heat pump and underfloor heating included
- > Taylor your property with our range of fittings provided by Symphony and Porcelanosa
- > * STAMP DUTY PAID - £12,500*
- > EPC Rating: Exempt

>> **short description**

* STAMP DUTY PAID - £12,500* The Bramble an excellently designed 3 double bed bungalow! With only 2 plots available in this phase, don't miss out! This property has a stunning open plan Kitchen Living Diner with bi-folds to the garden, plus utility, en-suite & detached garage.

>> **long description**

The Bramble offers the convenience of single-level living. Designed with energy efficiency in mind, This wonderful property features a kitchen-living-dining area with bi-fold doors leading to the garden. Three double bedrooms plus en-suite to the main bedroom, a stylish bathroom, and a separate utility. Call today to secure your viewing!

>> **directions**

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>> **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

Spacious entrance hall with doors leading to all bedrooms, bathroom, kitchen living diner and store cupboards.

Open Plan Kitchen Living Diner

21' 3" x 19' 3" (6.48m x 5.87m)

This impressive room really is the heart of the home. The Kitchen area offers an impressive range of wall, base units and worktops which you can select from our provider Symphony kitchens, with oven, hob, extractor and fridge freezer included. The spacious room also includes generous space for dining and living with lovely bi-fold doors allowing the outside in. The garden provides the perfect space for entertaining.

Utility Room

7' 8" x 4' 2" (2.34m x 1.27m)

Leading from the kitchen is the utility, with units matching the kitchen with space and plumbing for a washing machine and external door.

Principle Bedroom

12' 4" x 11' 8" (3.76m x 3.56m)

Spacious double bedroom with beautiful bay window to the front. Door leads to the en-suite.

En-Suite

9' 2" x 3' 9" (2.79m x 1.14m)

Beautiful fitted en-suite with spacious shower cubicle with rainfall shower, wash hand basin, wc and heater towel rail. Choose your tiles from our range provided by Porcelanosa.

Bedroom Two

12' 4" x 9' 2" (3.76m x 2.79m)

Double room with window to the rear.

Bedroom Three

11' 4" x 10' 1" (3.45m x 3.07m)

Double room with window to the front.

Family Bathroom

11' 4" x 5' 9" (3.45m x 1.75m)

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Family bathroom comprising bath with shower over, wc and wash hand basin. Choose your tiles provided by Porcelanosa.

Outside

The rear garden offers an enclosed garden with patio area and lawn. The front offers a driveway and detached garage with roller door and side door. Outside the property also comes with external lights, outside tap, and ev car charger.

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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Your William H Brown office: 20 Upper Parliament Street, NOTTINGHAM, Nottinghamshire, NG1 2AD
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>> floor plan



>> approval

	Signature	Date
Megan Evans		
Simon Gardener		
Peter James Homes		