

property details **approval form**

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

Date: 10 September 2026

Property Ref and Version: NVS120292 - 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**

£257,500

Tenure: Freehold

>> **key features**

- > The Bluebell, a semi-detached 2 bed home - Reserve today!
- > Stunning open plan kitchen-living-diner
- > 2 double bedrooms
- > Turf and patio included, creating the perfect outside space
- > 'A' rated home with Air Source Heat Pump, Solar Panels, Underfloor Heating to the ground floor, and EV car charger included
- > Driveway for 2 cars
- > Brand New development - Built by local builders Peter James Homes
- > Pick your kitchen fittings and tiles from our beautiful range
- > EPC Rating: Exempt

>> **short description**

The Bluebell - The perfect 2 bed home! Offering STUNNING open plan living to the ground floor, two double bedrooms and beautiful fully finished garden. PLUS Air Source Heat Pump, Solar Panels, Underfloor Heating and EV Charger included in the price!

>> **long description**

Last Bluebell in this phase - Get in touch to find out more!

Available to reserve today!

Welcome to The Bluebell, a stunning 2-bedroom semi-detached home combining classic charm with modern sustainability. Downstairs you'll find an entrance hall, WC and an open-plan kitchen-living-dining area. Upstairs are two spacious double bedrooms and a stylish family bathroom. Designed for comfort and practicality.

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>> **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-bedroom houses and bungalows 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.

Specification

To make your house truly your home, we'll handpick the details together. Superb finishes come as standard, but you can choose to upgrade for a little extra flair. Just ask your advisor about our bespoke designer options. Inside, you'll discover Hardy, low maintenance external materials selected to sit beautifully with the development's surroundings, Generous, modern uPVC windows for lots of light. Open plan living designed to bring the outdoors in. Beautiful kitchens and designer bathrooms. Spacious, easily adaptable rooms to give you a home that changes with you. Private, landscaped Gardens with fresh, quality turf already planted. Luxurious and practical bathrooms with Porcelanosa tiles. Plus at Hemlock Gate all our properties are A rated and include Solar Panels, Air Source Heat Pump and EV car chargers as standard.

Entrance Hall

Enter this wonderful home into a spacious hall with stairs to the first floor and understairs storage cupboard.

Kitchen Living Diner

Stunning open plan room with ample space for a lovely living area, dining table and fully fitted kitchen.

To the front of the property is the kitchen which is fitted with a range on units and worktop which you can select from our range provided by Symphony. The kitchen comes with integrated oven, hob, extractor fan and fridge freezer included. The room continues to the dining area and opens up into the living room with window and patio doors.

Cloakroom

Off the open plan room is a door to the WC fitted with toilet, wash hand basin and heated towel rail.

Principle Bedroom

Double bedroom with windows over looking the garden and door to the airing cupboard.

Bedroom Two

Another double room with window to the front and door to wardrobe area.

Bathroom

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

Outside

Outside the property comes with a rear garden fitted with turf and patio area, landscaped front garden and parking for 2 cars with ev car charger.

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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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. The plot for sale is under construction and is for sale off plan.

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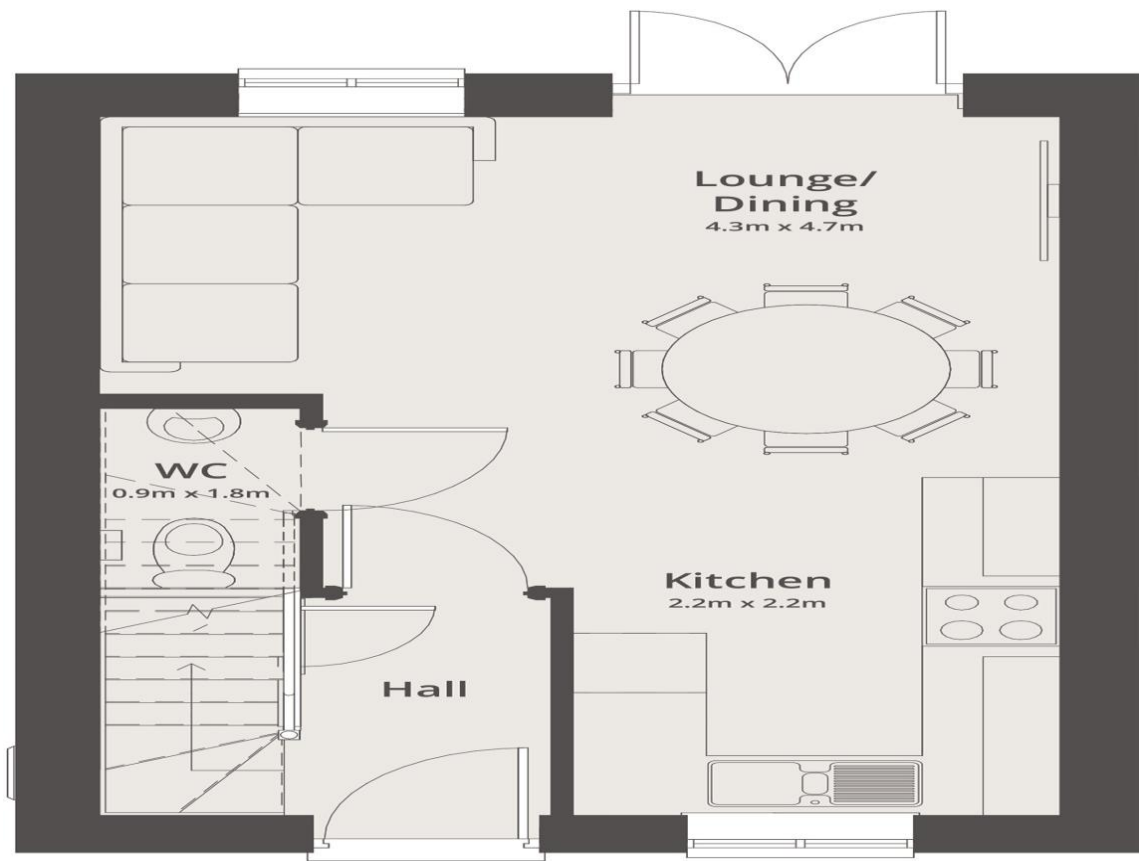
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>> floor plan



>> approval

	Signature	Date
Morgan Caullay		
Simon Gardener		
Peter James Homes		