



Move in for Christmas!

The Rowan Coventry Lane, Bramcote Nottingham NG9 3GJ



welcome to

The Rowan Coventry Lane, Bramcote Nottingham

- EXCLUSIVE OFFER - Reserve Now to Move in before Christmas!
- A-rated EPC, Solar Panels, Air Source Heat Pump, Underfloor Heating & EV Charger included as standard
- Stunning kitchen-diner which spans the width of the house
- Fully landscaped rear garden with turf & patio
- Premium Symphony kitchen with a Silestone worktop & upgraded appliances

Tenure: Freehold EPC Rating: Exempt

from

Exclusive Offer! Reserve now and move in before Christmas! - Get in touch with the Nottingham branch for more details! 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 family home!



Welcome To Hemlock Gate

Specification

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

view this property online williamhbrown.co.uk/Property/NVS120962



Property Ref:

NVS120962 - 0004

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.



william h brown



01159 587766



nottingham@williamhbrown.co.uk



20 Upper Parliament Street, NOTTINGHAM,
Nottinghamshire, NG1 2AD



williamhbrown.co.uk