

property details **approval form**

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

Date: 01 August 2026

Property Ref and Version: NVS120824 - 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.

property details **approval form**

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

Date: 01 August 2026

Property Ref and Version: NVS120824 - 0003

>> **price**

£390,000

Tenure: Freehold

>> **key features**

- > ASSISTED MOVE AVAILABLE! CHOICES INCLUDED TO THE VALUE OF OVER £7,000*
- > The ever-popular Poppy! 3 Bed Detached Home in a Countryside Location
- > 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
- > Includes turf and patio to the rear garden
- > Detached Garage, Driveway and EV Car Charger
- > Ready To Move Into! Available To Reserve TODAY!
- > EPC Rating: Exempt

>> **short description**

ASSISTED MOVE AVAILABLE! CHOICES FITTED - OVER £7,000* 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.

>> **long description**

Ready To Move Into! Available To Reserve TODAY!

Assisted Move available - Contact the Nottingham branch for more details!

The Poppy welcomes you with its contrasting stone or brick façade and charming, timeless details. Inside, generous living spaces await, with all plots offering a dual-aspect kitchen-diner. With three double bedrooms and an en suite in the main. The

property details **approval form**

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

Date: 01 August 2026

Property Ref and Version: NVS120824 - 0003

Poppy is ideal for growing families. Unlike many homes in this price range, the property benefits from underfloor heating to the whole ground floor, providing a consistent, comfortable heat and freeing up wall space for a cleaner, more flexible layout.

Enjoy a home that is not only stylish but significantly cheaper to run than older properties, thanks to its EPC A rating, modern heating system and built in energy efficiency.

>> **directions**

>> **Agent Note**

property details **approval form**

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

Date: 01 August 2026

Property Ref and Version: NVS120824 - 0003

>> 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.

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

Spacious entrance hall with doors to kitchen diner, lounge, downstairs WC and store cupboard.

Kitchen Diner

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

Dual aspect Kitchen Diner with doors to rear garden. Impressive kitchen with a range of wall and base units with worktops over provided by Symphony, with Electrolux oven, hob, extractor and fridge freezer integrated. The room opens up into a spacious dining room with patio doors to the rear garden.

Lounge

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

Cosy lounge with Patio doors to rear garden.

Cloakroom

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

Cloakroom fitted with a wc and wash hand basin with obscure window.

Principle Bedroom

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

Spacious principle bedroom with window to the rear.

En-Suite

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

Fitted en-suite comprising shower, wc and wash hand basin. Choose you tiles by Porcelanosa.

property details **approval form**

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

Date: 01 August 2026

Property Ref and Version: NVS120824 - 0003

>> room description

Bedroom Two

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

Double room situated to the front of the property.

Bedroom Three

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

Double room situated to the rear of the property.

Family Bathroom

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

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

Outside

Externally the property comes with a detached garage with a driveway for 2 cars and EV car charger. The rear garden is fully enclosed with patio area and turf.

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.

property details **approval form**

Hemlock Gate, The Poppy Coventry Lane, Bramcote, Nottingham, Nottinghamshire, England, NG9 3GJ
Date: 01 August 2026 **Property Ref and Version:** NVS120824 - 0003

>> **room description**

property details **approval form**

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

Date: 01 August 2026

Property Ref and Version: NVS120824 - 0003

>> **property images**



Your William H Brown office: 20 Upper Parliament Street, NOTTINGHAM, Nottinghamshire, NG1 2AD
T 01159 587766 E nottingham@williamhbrown.co.uk

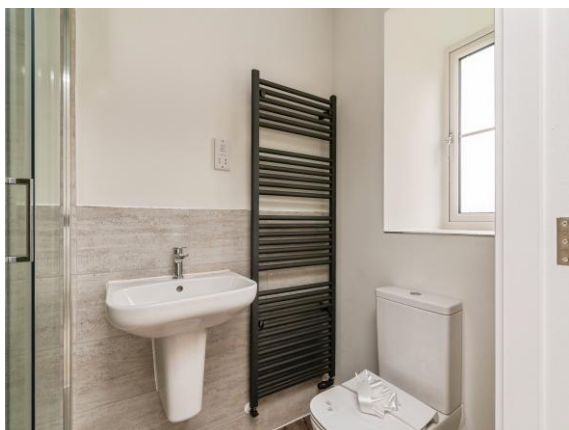
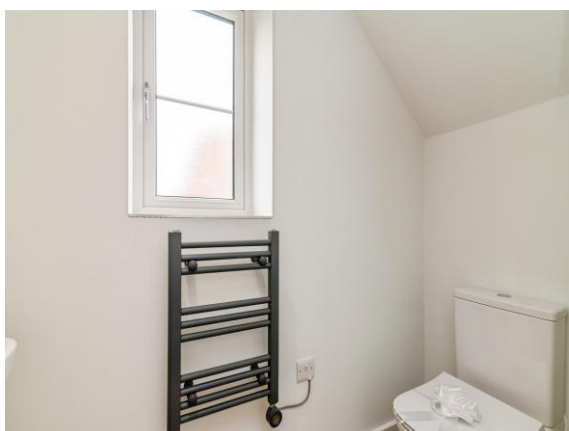
property details **approval form**

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

Date: 01 August 2026

Property Ref and Version: NVS120824 - 0003

>> **property images**



Your William H Brown office: 20 Upper Parliament Street, NOTTINGHAM, Nottinghamshire, NG1 2AD
T 01159 587766 E nottingham@williamhbrown.co.uk

property details **approval form**

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

Date: 01 August 2026

Property Ref and Version: NVS120824 - 0003

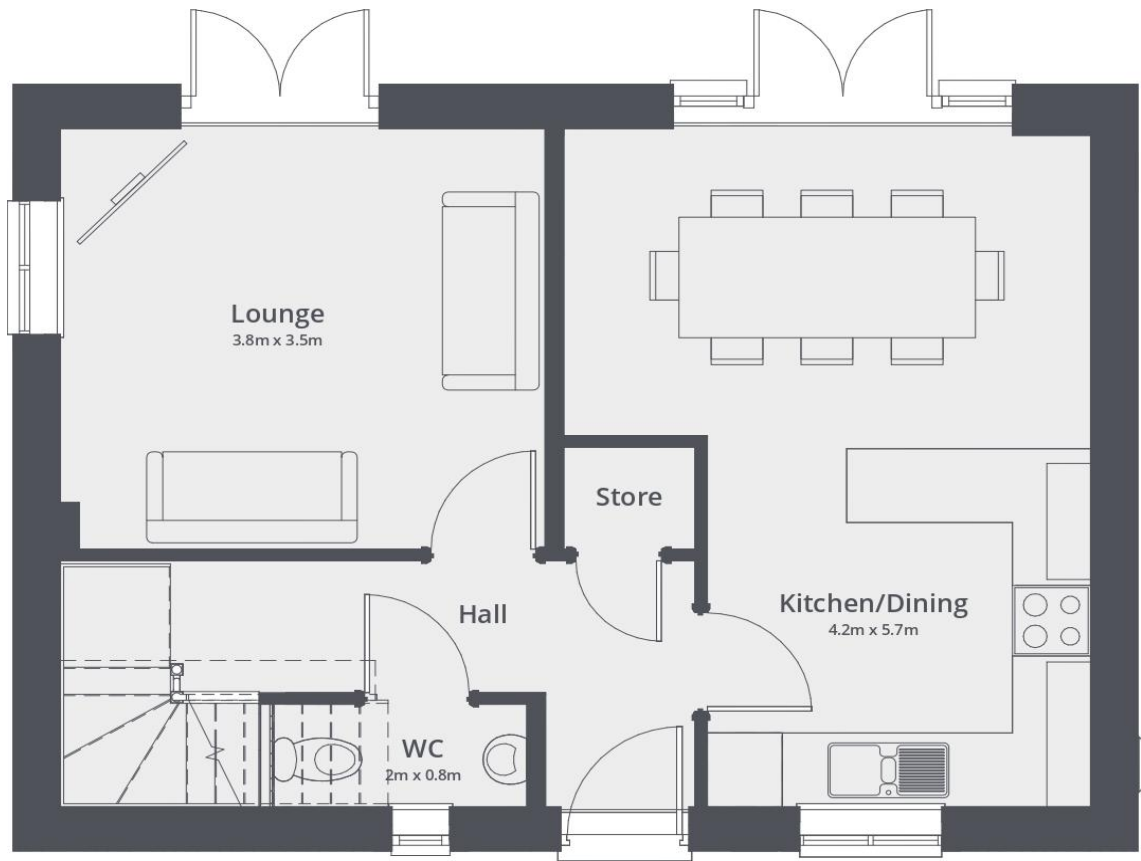
>> **property images**



property details **approval form**

Hemlock Gate, The Poppy Coventry Lane, Bramcote, Nottingham, Nottinghamshire, England, NG9 3GJ
Date: 01 August 2026 **Property Ref and Version:** NVS120824 - 0003

>> floor plan



>> approval

	Signature	Date
Morgan Caullay		
Simon Gardener		
Peter James Homes		