



**6 Robin Hatch**  
**Newmarket, CB8 9DT**  
**Guide Price £825,000**

## 6 Robin Hatch, Newmarket, CB8 9DT

An impressive modern and detached family home nestling within this exclusive development and set within striking distance of the railway station and all local amenities.

Built in 2009, this select development comprises of just 7 arts and crafts style detached properties. 6 Robin Hatch has been finished to a high level of specification with attention to detail throughout this splendid home.

The carefully planned accommodation comprises of spacious entrance hall, living room with inset gas fire, sizeable kitchen/family room, dining room, study, cloakroom, four generous size bedrooms, two ensembles and a family bathroom.

Externally the property offers an extensive driveway, detached double garage with separate office/studio room and delightful landscaped south/west facing rear garden.

An internal viewing is strongly recommended.

Council Tax Band TBC (East Cambridgeshire)  
EPC (TBC)

### Accommodation Details

#### Entrance Hall

Inviting reception area with solid oak staircase rising to the first floor, storage cupboard, tiled flooring with underfloor heating, windows to the front and side aspects, doors and access through to:

#### Living Room

17'10" x 16'1"

Feature inset gas fireplace with hearth and white stone mantel, television aerial connection point, recessed ceiling downlighters, carpeted flooring, underfloor heating, windows to both side aspects, bay window to the rear aspect with French doors leading out to the rear garden.

#### Kitchen/Family Room

22'3" x 14'7"

Fitted with a range of high level and base storage units with granite working surfaces over, matching central island unit/breakfast bar with storage under and wine rack, undermounted one and a half bowl sink with mixer tap over, range cooker with extractor hood and tiled splashback, integrated fridge freezer, dishwasher and microwave, recessed ceiling downlighters, tiled flooring with underfloor heating, triple aspect windows to the front, side and rear aspects and French doors opening out to the rear garden.

#### Utility Room

8'9" x 7'7"

Fitted with high level and base storage units, sink with drainer, tiled splashbacks, space and plumbing for washing machine, space for under counter fridge/freezer, tiled flooring with underfloor heating, rear entrance door.

#### Dining Room

18'6" x 12'11"

With box bay window to the side aspect, oak flooring with underfloor heating, decorative lighting.

#### Study

11'5" x 8'0"

Built in cupboards with shelving, oak flooring with underfloor heating, recessed ceiling downlighters, window to the side aspect.

#### Cloakroom

7'6" x 5'4"

With low level WC and hand wash basin, heated towel rail, tiled flooring with underfloor heating, obscured window to the side aspect.

#### First Floor Landing

Oak bannister, access to loft space, airing cupboard, doors through to:

#### Master Bedroom

15'11" x 15'9"

Dual aspect room with windows to the side and rear aspects, built in wardrobes, radiator, recessed ceiling downlighters, carpeted flooring.

#### Ensuite

10'2" x 6'0"

Comprising low level WC, built in hand wash basin with storage cupboard below and bath with shower over, heated towel rail, fully tiled walls and flooring, recessed ceiling downlighters, obscured window to the side aspect.

#### Bedroom 2

18'6" x 12'11"

With box bay window to the front aspect, built in wardrobe, radiator, carpeted flooring, recessed ceiling downlighters, door to:

#### Ensuite

9'0" x 4'2"

Comprising low level WC, built in hand wash basin with storage cupboard below and walk in shower, heated towel

rail, fully tiled walls and flooring, recessed ceiling downlighters, window to the side aspect.

#### Bedroom 3

17'9" x 12'2"

Triple aspect room with windows to the front, side and rear aspects, built in wardrobe, 2 radiators, recessed ceiling downlighters, carpeted flooring.

#### Bedroom 4

12'11" x 8'9"

With window to the rear aspect, radiator, recessed ceiling downlighters, carpeted flooring.

#### Bathroom

11'10" x 9'2"

Five piece suite comprising low level WC, bidet, built in hand wash basin with storage cupboard below, bath and walk in shower, heated towel rail, fully tiled walls and flooring, recessed ceiling downlighters, window to the front aspect.

#### Outside - Front

Manicured front garden with flower beds, shrub and hedge borders, block paved driveway leading up to double garage, gated entry to the rear garden.

#### Outside - Rear

Beautifully landscaped southwest facing rear garden with large patio, steps down to lawned area with flower beds and shrub borders, timber shed and gated access to the side aspect.

#### Detached Double Garage

19'1" x 17'10"

With up and over doors, connected to power and lighting, pedestrian door leading to the rear garden.

#### Studio/Office

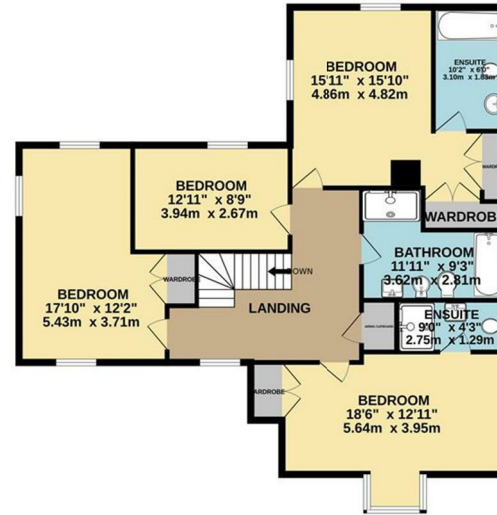
17'10" x 7'8"

With window to the rear aspect.

GROUND FLOOR  
1656 sq.ft. (153.8 sq.m.) approx.



1ST FLOOR  
1107 sq.ft. (102.8 sq.m.) approx.



6 ROBIN HATCH, NEWMARKET

TOTAL FLOOR AREA : 2763 sq.ft. (256.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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