



9 ROBINS HILL
HITCHIN



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Hitchin
Hertfordshire SG4 9FE

Guide Price £750,000

VIEWINGS TO COMMENCE SATURDAY 8TH
NOVEMBER 2025

A beautifully presented home located just to the south of the vibrant town centre in an exclusive cul-de-sac setting.

Built by Burgess Homes, this quality built house has been greatly improved by the current owners and stands on a fabulous landscaped plot with an attractive rear garden. The property is approached via a block paved driveway and has two parking spaces. The well planned living accommodation is spread over two floors and features an entrance hall with a cloakroom. A good sized sitting room with patio doors and views over the garden. A separate dining room. A fitted kitchen with built in appliances and useful utility room. Upstairs on the first floor there is a spacious master bedroom with an en-suite. A good sized double second bedroom with built in wardrobes and additional storage plus a third bedroom and family bathroom.

Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Part glazed entrance door opening to:-

Entrance Lobby

Multi-paned door to Hall. Tiled floor, Radiator.

Hall

Stairs to first floor with storage cupboard beneath. Radiator. Coved ceiling. Doors to Cloakroom, Kitchen, Dining Room and Lounge.

Cloakroom

Recently refitted with a white low level W.C and vanity washbasin. Heated towel rail. Light mirror. uPVC double glazed window to front.

Kitchen

11'9" x 8" (3.58 x 2.44)

Fitted with a range of gloss cream fronted shaker style wall mounted storage with under pelmet lighting and floorstanding units with drawers. Granite worksurfaces. NEFF halogen hob (not tested) with stainless steel extractor hood over (not tested). Integrated dishwasher (not tested). 1½ bowl stainless steel sink unit with mixer tap over. NEFF double oven (not tested). NEFF combination microwave (not tested). Integrated fridge freezer (not tested). Tiled floor. Inset spotlights. uPVC double glazed multi-paned window to rear. Door to Utility Room.

Utility

Fitted with a range of floor standing units and roll top worksurfaces. Stainless steel sink unit. Wall mounted 'Vaillant' gas fired boiler (not tested). Space and plumbing for a washing machine. Space for a fridge freezer. Radiator. Window to side. Part glazed door to rear.

Lounge

15'5" x 14'1" (4.70 x 4.29)

Two radiators. Coved ceiling. UPVC double glazed multi-paned doors and fixed pane window to rear garden.

Dining Room

16'4" x 10'2" (4.98 x 3.10)

Radiator. Coved ceiling. UPVC double glazed multi-paned window to front.

ON THE FIRST FLOOR

Landing

Linen cupboard. Coved ceiling. UPVC double glazed windows to front and side. Doors to all Bedrooms and Bathroom.

Bedroom One

14'1 x 13'10 (4.29m x 4.22m)

Radiator. Window to rear. Door to En-Suite.

En-Suite

Recently refitted with double shower enclosure with glazed doors and tiled walls and shelved recess. Vanity washbasin and WC. Heated towel radiator. Tiled floor. Light mirror.

Bedroom Two

13'5" x 12'5" (4.09 x 3.78)

Radiator. Fitted with a range of built-in wardrobes. Window to front.

Bedroom Three

10'2" x 7'10" (3.10 x 2.39)

Radiator. Window to rear.

Bathroom

Recently refitted white suite. Bath with shower over and spray screen, recess shelf. Vanity Washbasin. W C. Light mirror. Tile floor and shower enclosure.

Parking

Blockpaved parking space for two cars at the front.

Front Garden

Mainly laid to lawn with pathway to front door. Separate from the private garden there is an additional gated and enclosed strip of land providing right of way for 2 neighbouring properties access along the rear and side.

Rear Garden

Raised patio with composite decking. Various flower and shrub decorative beds. Pathways leading to a seating area with flower and shrub borders with some raised sleeper beds. Garden shed. Enclosed by panelled fencing.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band E. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

EPC RATING

EPC rating of C. Potential: B

FLOOR AREA

Approx 127 sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. Conservatory, integral garage etc).

SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans will be requesting more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

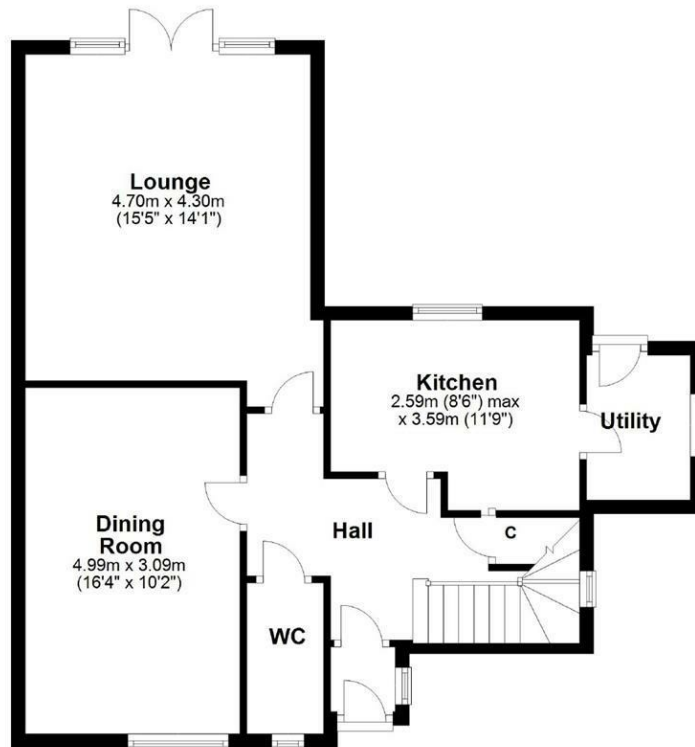
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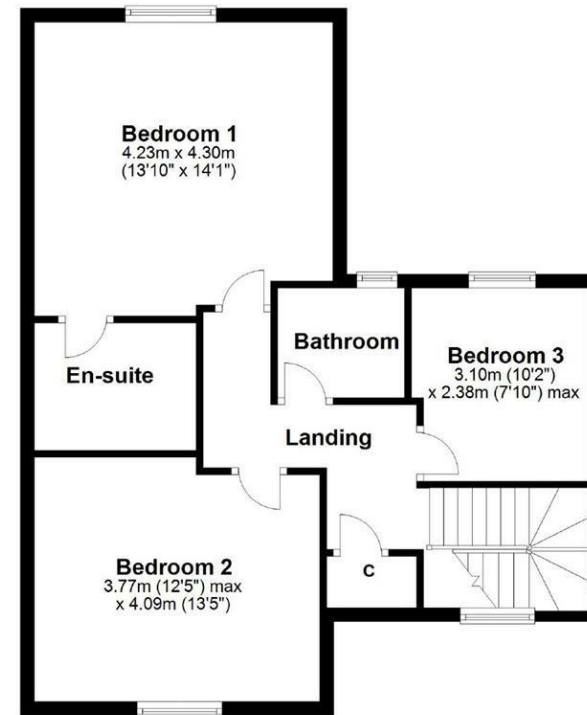




Ground Floor



First Floor



9 Robins Hill, Hitchin