

ROBIN'S HILL

AN EXCLUSIVE DEVELOPMENT BY BURGESS HOMES



Location

Hitchin, Hertfordshire

The historic market town of Hitchin is rich in tradition with the medieval church of St. Mary's and the river Hiz at its centre, surrounded by a charming mix of shops, cafes and restaurants which all combine to create an ideal setting for the perfect lifestyle.

There are a good range of schools, healthcare and sport facilities available together with a library, museum and theatre. The town is famous for its traditional open market which dates back over 500 years and is surrounded by beautiful Hertfordshire countryside.

Excellent road and rail links and its close proximity to London make Hitchin an ideal base for commuters. There is a fast and frequent rail service to London Kings Cross and Cambridge; and the A1(M), the M1 and Luton Airport are all within easy reach.



Development Plan

24 Houses and Apartments

Robin's Hill consists of 24 two, three and four bedroom homes set back from St John's Road with a private entrance.

The development is dotted with mature trees and landscaped areas and enjoys a peaceful location whilst being within walking distance of Hitchin's town centre and market square.



Plots 1 & 2

Two bedroom homes with a garage

GROUND FLOOR

Hall: Part glazed entrance door. Stairs rising to first floor. Doors to cloakroom, kitchen and lounge.

Cloakroom: Window to front. Low level WC, wash hand basin.

Lounge: 19' x 14' 9" Patio doors and window to rear garden.

Kitchen: 12' 5" x 7' 6" Fitted kitchen by Loline Interiors with built-in electric oven and gas hob. Window to front aspect.

FIRST FLOOR

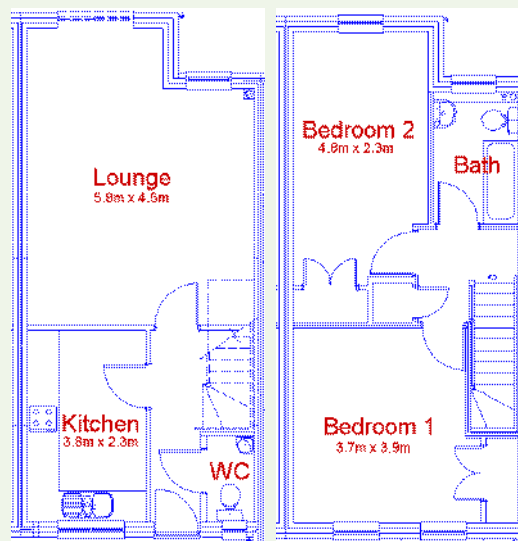
Landing: Doors leading to linen cupboard, bedrooms and bathroom.

Bedroom 1: 12' 1" x 12' 9" Window to front. Built in wardrobe.

Bedroom 2: 15' 8" x 7' 6" Window to rear. Built in wardrobe.

Bathroom: Panelled bath with thermostatic shower mixer and screen, low level WC, wash hand basin.

Plots 1 & 2



Ground Floor

First Floor



Digital illustration of plots 1 to 3

Plot 3

A three bedroom home with a garage

GROUND FLOOR

Hall: Part glazed entrance door. Stairs rising to first floor. Doors to cloakroom, kitchen and lounge.

Cloakroom: Window to side aspect. Low level WC, wash hand basin.

Lounge: 18' 4" x 14' 9" Patio doors to rear garden. Windows to side.

Kitchen: 15' 1" x 6' 10" Fitted kitchen by Loline Interiors with built-in electric oven and gas hob. Windows to front and side.

FIRST FLOOR

Landing: Doors leading to linen cupboard, bedrooms and bathroom.

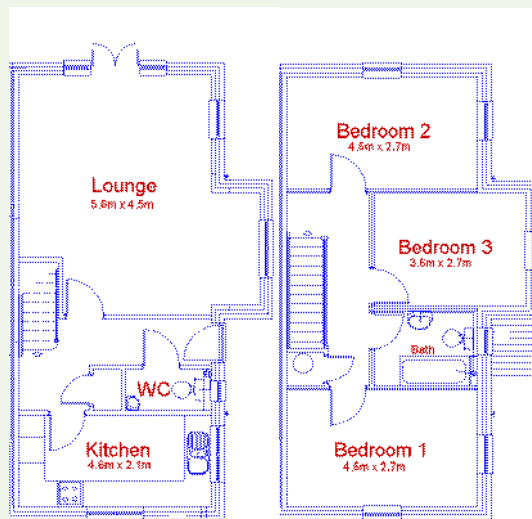
Bedroom 1: 15' 1" x 8' 10" Window to front and side.

Bedroom 2: 15' 1" x 8' 10" Window to front and side.

Bedroom 3: 11' 9" x 8' 10" Window to side.

Bathroom: Panelled bath with thermostatic shower mixer and screen, low level WC, wash hand basin.

Plot 3

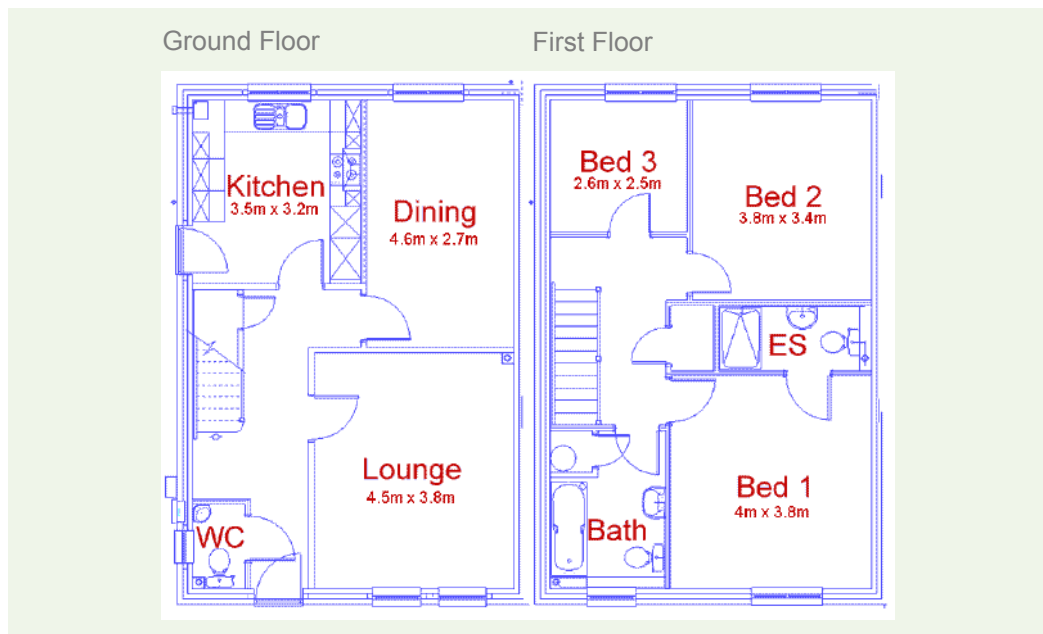


Ground Floor

First Floor

Plot 4

A three bedroom home with a garage



GROUND FLOOR

Hall: Part glazed entrance door. Stairs rising to first floor. Doors to cloakroom, kitchen, understairs cupboard, dining room and lounge.

Cloakroom: Window to side. Low level WC, wash hand basin.

Lounge: 14' 9" x 12' 5"
Windows to front.

Dining: 15' 1" x 8' 10"
Window to rear.

Kitchen: 11' 5" x 10' 5"
Fitted kitchen by Loline Interiors with built-in electric oven and gas hob. Window to rear. Door to rear garden.

FIRST FLOOR

Landing: Doors leading to linen cupboard, bedrooms and bathroom.

Bedroom 1: 13' 1" x 12' 5"
Window to front.

En-Suite: Large shower cubicle, low level WC, wash hand basin, shaver socket, towel rail.

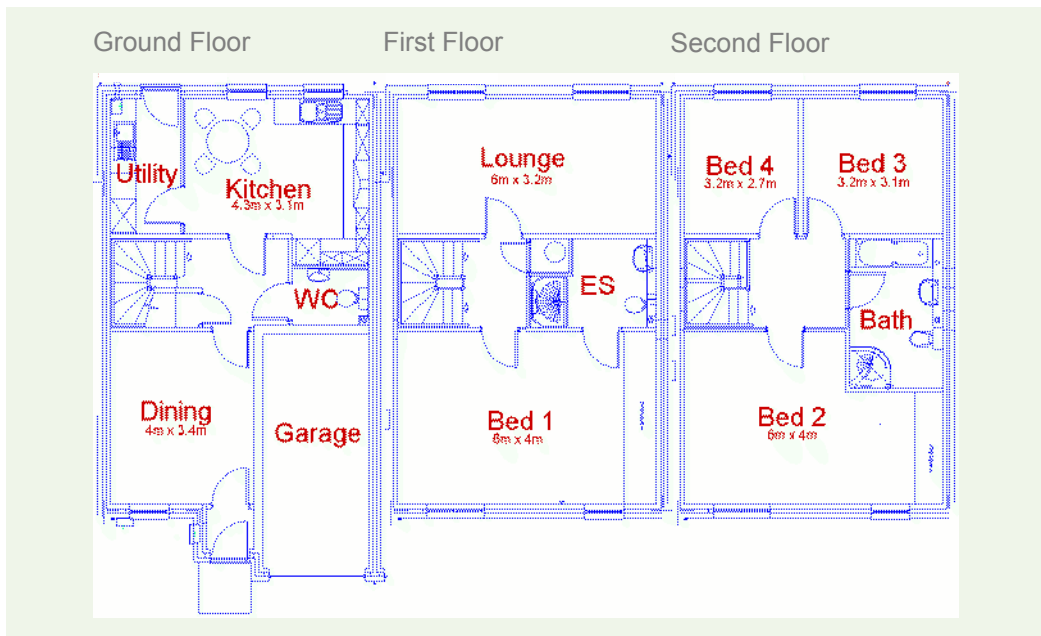
Bedroom 2: 12' 5" x 11' 1"
Window to rear.

Bedroom 3: 8' 6" x 8' 2"
Window to rear.

Bathroom: Panelled bath with thermostatic shower mixer and screen, low level WC, wash hand basin. Door to boiler cupboard. Window to front.

Plots 5, 6, 7 & 8

Four bedroom homes with a garage



GROUND FLOOR

- Hall:** Stairs rising to first floor. Doors to cloakroom, kitchen, dining room and cupboard.
- Cloakroom:** Low level WC, wash hand basin.
- Dining:** 13' 1" x 11' 1"
Windows to front. Door to front entrance lobby.
- Kitchen:** 14' 1" x 10' 2"
Loline Interiors fitted kitchen with built-in electric oven and gas hob. Windows to rear. Door to utility.
- Utility:** Part glazed door to rear garden.

FIRST FLOOR

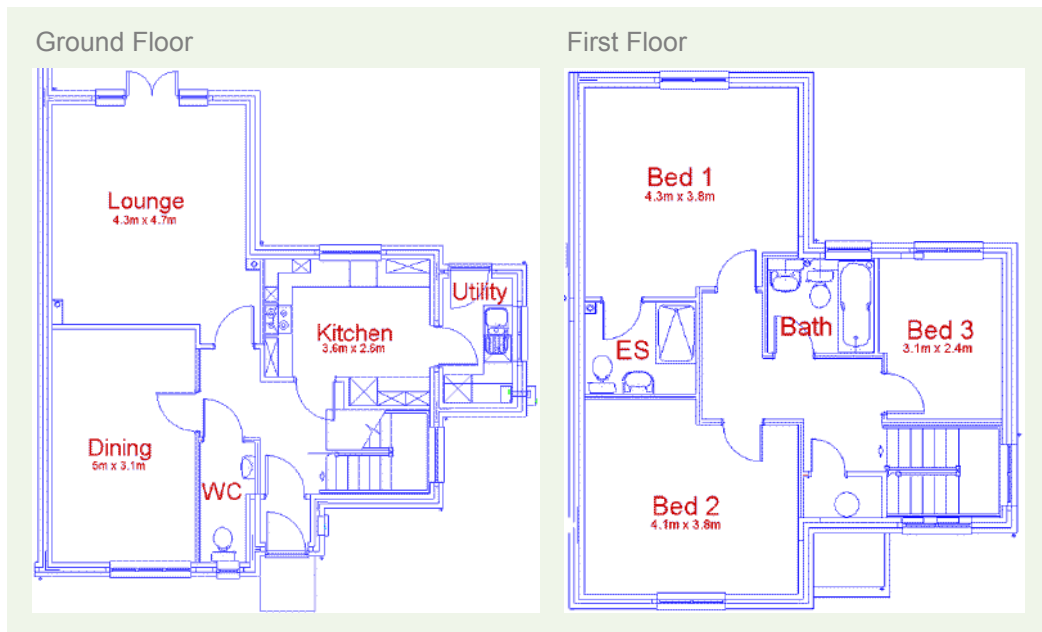
- Landing:** Doors leading to linen cupboard, bedroom 1 and lounge.
- Bedroom 1:** 19' 8" x 11' 1"
Window to front. Door to en-suite. Built in wardrobe.
- En-Suite:** Large shower cubicle, low level WC, wash hand basin.
- Lounge:** 19' 8" x 10' 5"
Windows to rear.

SECOND FLOOR

- Landing:** Doors leading to bathroom and bedrooms 2, 3 and 4.
- Bedroom 2:** 19' 8" x 13' 1"
Windows to front. Built in wardrobe.
- Bedroom 3:** 10' 5" x 10' 2"
Window to rear.
- Bedroom 4:** 10' 5" x 8' 10"
Window to rear.
- Bathroom:** Panelled bath, separate shower cubicle, low level WC, wash hand basin.

Plot 9

A three bedroom home



GROUND FLOOR

- Hall:** Part glazed entrance door into lobby, opening into hall with stairs rising to first floor. Doors to cloakroom, kitchen, dining room and lounge.
- Cloakroom:** Window to front. Low level WC, wash hand basin.
- Kitchen:** 11' 9" x 8' 6"
Fitted kitchen by Loline Interiors with built-in electric oven and gas hob. Window to rear garden. Door to utility.
- Utility:** Window to side. Part glazed door to rear garden.
- Lounge:** 14' 1" x 15' 5"
Patio doors to rear garden.
- Dining:** 16' 4" x 10' 2"
Window to front.

FIRST FLOOR

- Landing:** Doors leading to linen cupboard, bedrooms and bathroom.
- Bedroom 1:** 14' 1" x 12' 5"
Window to rear.
Door to en-suite.
- En-suite:** Large shower cubicle, low level WC, wash hand basin.
- Bedroom 2:** 13' 5" x 12' 5"
Window to front.
- Bedroom 3:** 10' 2" x 7' 10"
Window to rear.
- Bathroom:** Window to rear. Panelled bath with thermostatic shower mixer and screen, low level WC, wash hand basin.



Digital illustration of plots 4 to 9

Specification

All of our homes include

DECORATION AND FITTING

- ◆ Choice of kitchen units and work surfaces *
- ◆ Choice of ceramic wall and floor tiles to kitchen, bathroom and cloakroom*
- ◆ Built in electric oven, gas hob and extractor hood
- ◆ Spaces with plumbing and wiring for washing machine and dishwasher
- ◆ 'Flat' ceilings throughout and finished in white emulsion
- ◆ Coving to selected rooms
- ◆ TV and BT telephone points in lounge and master bedroom
- ◆ Family bathroom including thermostatic shower over bath
- ◆ White sanitary ware with chrome fittings
- ◆ Towel rails and dual voltage shaver sockets in all bathrooms
- ◆ Spot light fittings in kitchen and bathroom

EFFICIENCY

- ◆ Traditional brick and block construction with modern thermal and sound insulation
- ◆ UPVC double glazed windows and doors
- ◆ Gas fired central heating to radiators
- ◆ Pressurised hot water system
- ◆ Thermostatic radiator valves fitted as standard

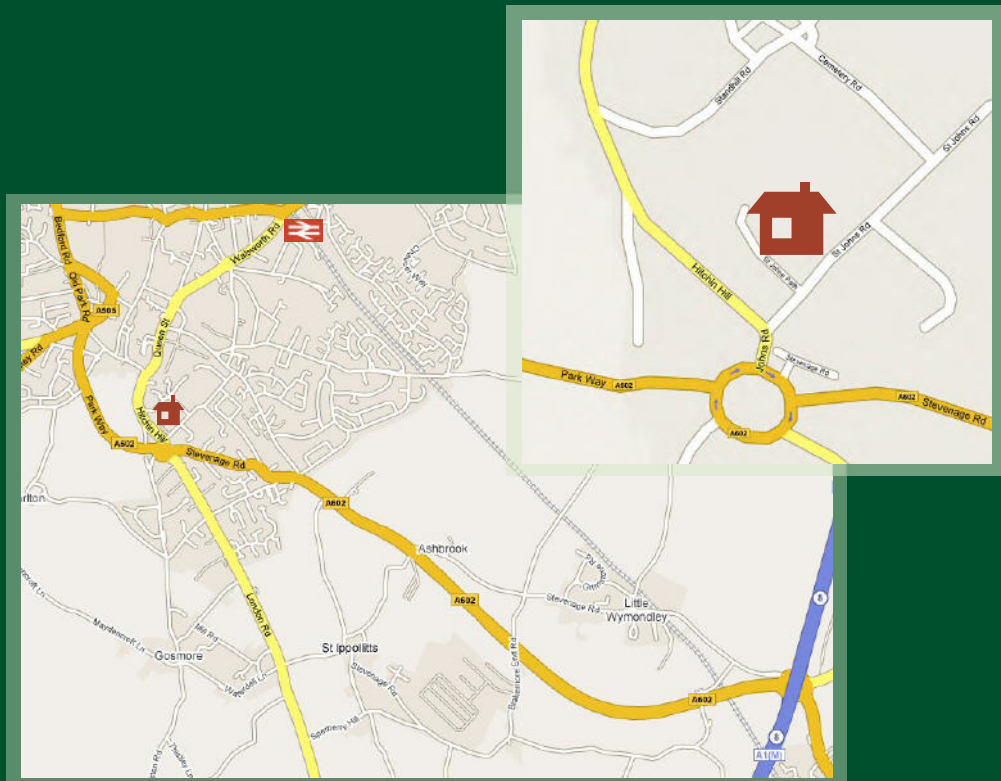
SECURITY

- ◆ Security locks to all windows
- ◆ Mains powered smoke detectors with battery backup
- ◆ Intruder alarm system with keypad in hallway

WARRANTY AND EXTERNAL FEATURES

- ◆ Rear gardens with generous paved patio areas and external access
- ◆ Light fittings to front and rear doors
- ◆ Mains powered doorbell
- ◆ Power and light fittings in garages
- ◆ Landscaped communal areas
- ◆ NHBC 'Buildmark' 10 year warranty
- ◆ An independent Management Company will be appointed to ensure the communal areas are maintained for which a service charge will be applied

*All options and choices dependant on the stage of construction and available from selected ranges



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