



40 Regent Court

South Hetton, Durham, DH6 2TT

Offers in excess of £120,000

Welcome to this well-presented and spacious three-bedroom family home located in the tranquil village of South Hetton, Durham. Built in 2006, this delightful property offers space for comfortable living.

As you enter, you will find two inviting reception rooms, once is currently utilised as an office space but lends itself to numerous uses.

The layout is designed to provide both functionality and warmth, making it an ideal setting for family life. The property boasts a well-appointed bathroom and a ground floor WC, ensuring convenience for all residents.

One of the standout features of this home is the south-facing garden, which provides a lovely outdoor space to relax and enjoy the sunshine. Additionally, the property benefits from driveway parking, making it easy for you and your guests to come and go with ease.

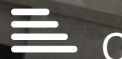
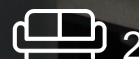
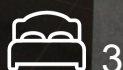
Situated in a quiet village location, this home offers excellent bus links, ensuring that you are well-connected to nearby areas. Local shops are within easy reach, providing all the essentials you may need. For families, the South Hetton Primary School is just a short walk away and has received a 'good' rating from Ofsted, making it a great choice for your children's education.

This charming property is perfect for those seeking a peaceful lifestyle while still being close to essential amenities. Don't miss the opportunity to make this lovely house your new home.

- WELL PRESENTED MODERN 3 BEDROOM HOME
- DRIVE WAY PARKING
- SOUTH FACING GARDEN
- TWO RECEPTION ROOMS
- VILLAGE LOCATION
- PRIMARY SCHOOL NEAR BY
- EXCELLENT BUS SERVICE
- EPC C RATING

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



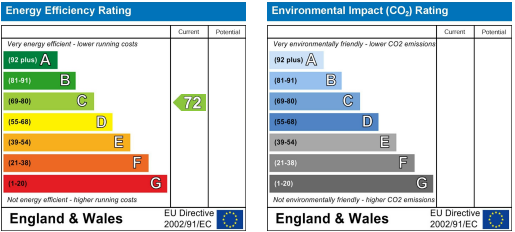
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.