



The Green, Hett, DH6 5LX
3 Bed - House - Mid Terrace
£219,995

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Robinsons are delighted to offer to the market with no onward chain, this beautiful three bedroom end terraced family home. This lovely home has a endless amount of benefits and some of its key feature are, ample living spacious, modern kitchen and shower room, easy to maintain gardens, garage and stunning views. Situated in a conservation area, Hett Village has for many years proved to be a popular location and is situated approximately 4 miles from Durham City Centre and 3 miles from Spennymoor, where there are comprehensive shopping and recreational facilities and amenities available. It is also well placed for commuting purposes being within a short drive of the A(167) Highway and the A1(M) Motorway providing good road links to other regional centres. The floor plan comprises: entrance porch, cloak/wc, comfortable lounge / dining room with doors to the rear garden and patio area, Fitted kitchen. The first floor has three good sized bedrooms and ultra morden shower room. Outside the front enjoys an outlook over the village green and duck pond, whilst the rear is of generous size with sunny and private aspect. There is also rear driveway parking and access to the single car garage.

External

To the front elevation is a pleasant forecourt overlooking the village pond. Whilst to the rear there is a good sized garden which is easy to maintain & garage & parking.

Hallway

Radiator, wood effect flooring, stairs to first floor.

W/C

W/C, wash hand basin, tiled splash backs.

Lounge / Dining Room

28'0 x 11'0 (8.53m x 3.35m)

Quality flooring, uPVC window, radiator, space for dining room, sliding uPVC door leading to rear garden.

Kitchen

9'6 x 8'9 (2.90m x 2.67m)

Modern wall & base units, integrated oven, hob, extractor fan, fridge & freezer, stainless steel sink with mixer tap & drier, uPVC window, tiled flooring & splashbacks, access to the rear.

Landing

Loft access, storage cupboard

Master Bedroom

12'8 x 11'0 (3.86m x 3.35m)

uPVC window, radiator, lovely views.

Bedroom 2

12'9 x 11'1 (3.89m x 3.38m)

uPVC window, radiator, space for wardrobes, overlooking village pond.

Bedroom 3

9'8 x 8'2 (2.95m x 2.49m)

uPVC window, radiator, lovely views.

Bathroom

Fully tiled with double shower cubicle, wash hand basin, W/C, uPVC window, chrome towel rail, spot lights, extractor fan.

Garage

Patio

Front External View

Front Duck Pond



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The Green

Approximate Gross Internal Area
1164 sq ft - 108 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
105-120 kWh/m ² /year	A		
81-104 kWh/m ² /year	B		
55-80 kWh/m ² /year	C		
39-54 kWh/m ² /year	D		
23-38 kWh/m ² /year	E		
7-22 kWh/m ² /year	F		
1-6 kWh/m ² /year	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
102-110 g/kWh	A		
81-101 g/kWh	B		
61-80 g/kWh	C		
41-60 g/kWh	D		
21-40 g/kWh	E		
1-20 g/kWh	F		
1-20 g/kWh	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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