



West Street

Hett, Durham DH6 5LS

- 4 Bedroom Detached House
- Overlooking Village Green
 - Conservatory & Study
 - Bathroom
 - Attached Garage
- Magnificent Village Location
- Lounge & Dining Room
- Kitchen & Utility Room
- Large Rear Garden
- Stable & Hard Standing

Offers In The Region Of £380,000



AREA INFORMATION

Hett is a picturesque village located approximately 5 miles south of Durham and surrounded by open countryside. The village contains a small pond frequently visited by swans and geese, a communal green and football pitch and village hall providing a real sense of community. 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.

FULL DESCRIPTION

Picturesque, detached family home situated in a magnificent village location overlooking the village green to the front. Although requiring some updating, this is a prestigious property in a great location.

The living accommodation comprises entrance hallway with Parquet flooring, downstairs cloakroom/wc, lounge with recessed feature fireplace, dining room, UPVC double glazed conservatory, study/bedroom 4 and fitted kitchen with useful utility room. To the first floor: spacious landing with large storage cupboard, 3 bedrooms and full bathroom suite. Externally there is an attached garage and large garden to the rear with additional brick built stable and hard standing. Benefiting from a recently installed gas combi boiler and UPVC double glazing.

Surrounded by open countryside yet just 5 miles from Durham City Centre, properties of this type and in a quality location like this always prove popular amongst buyers, therefore early viewings are strongly recommended.

ENTRANCE HALL

With Parquet flooring.

CLOAKROOM/WC

LOUNGE

18'9" x 10'10"

Recessed feature fireplace with inset wood burning stove, Parquet flooring, open staircase leading to the first floor landing.

DINING ROOM

14'1" x 18'0"

Double and single radiators, Parquet flooring leading to the conservatory.

CONSERVATORY

11'9" x 10'10"

UPVC double glazed.

STUDY/BEDROOM 4

8'0" x 10'3"

Parquet flooring.

KITCHEN

10'3" x 9'4"

Range of wall and floor units with laminate worktops and inset one and a half bowl stainless steel single drainer sink unit. Cushioned flooring.

UTILITY ROOM

9'6" x 12'0"

Inset stainless steel single drainer sink unit, plumbed for automatic washing machine and dishwasher, radiator, cushioned flooring and rear entrance door.

SPACIOUS LANDING

Single radiator, double radiator and large storage cupboard with mirrored front.

BEDROOM 1

17'0" x 10'6"

Two radiators.

BEDROOM 2

14'10" x 11'0"

Radiator and built-in cupboard.

BEDROOM 3

10'4" x 10'10"

Radiator.

BATHROOM

Comprising: low level wc, vanity unit with inset wash hand basin, panel bath, radiator and storage cupboard.

GARAGE

18'6" x 13'0"

BRICK BUILT STABLE & HARD STANDING

LARGE GARDEN AREA TO REAR

Enjoying open views and having a detached timber shed fitted as an office with electricity supply and lighting.

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for

themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are in produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on OnTheMarket.com

FREE VALUATION

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ADVICE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

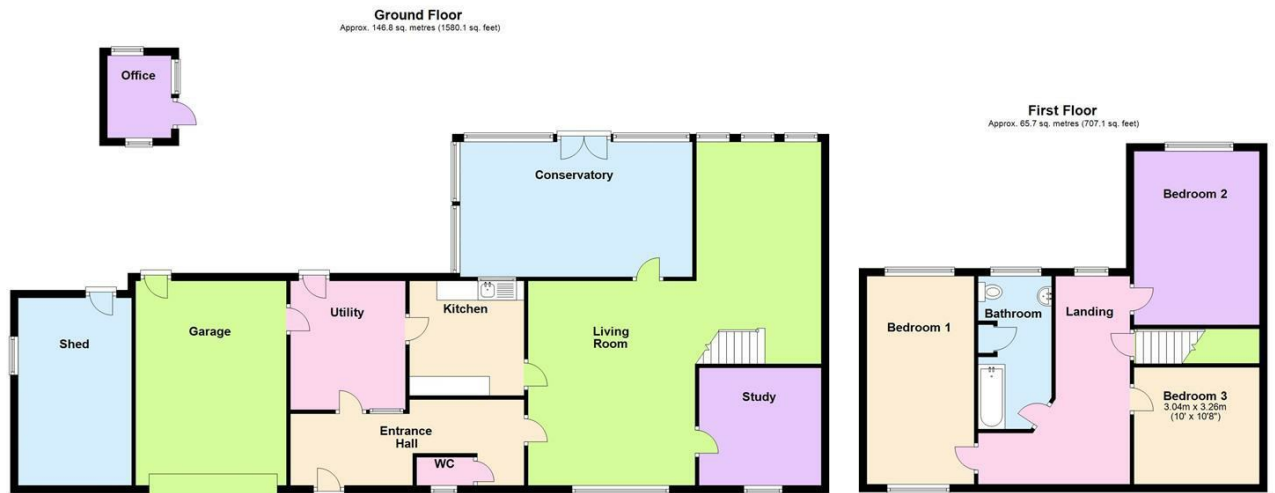
THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: E
EPC Rating:



Ground Floor
Approx. 146.8 sq. metres (1580.1 sq. feet)

First Floor
Approx. 65.7 sq. metres (707.1 sq. feet)

Total area: approx. 212.5 sq. metres (2287.2 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

