



East Street, Hett, DH6 5LP  
3 Bed - House - End Terrace  
Reduced £480,000

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# East Street Hett, DH6 5LP

Nestled in the charming village of Hett, Durham, this splendid end-terrace house offers a perfect blend of modern comfort and traditional appeal. With its large double front, the property boasts an inviting presence that is sure to capture your attention. Inside, you will find three spacious reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the newly fitted kitchen, which combines style and functionality, making it a delightful space for culinary pursuits.

The property features three well-appointed bedrooms and three bath/shower rooms, ensuring that there is plenty of room for family or guests. Each of the three bathrooms is designed with convenience in mind, catering to the needs of a busy household.

One of the standout features of this home is the expansive rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the ample off-road parking is a significant advantage, providing ease and security for your vehicles.

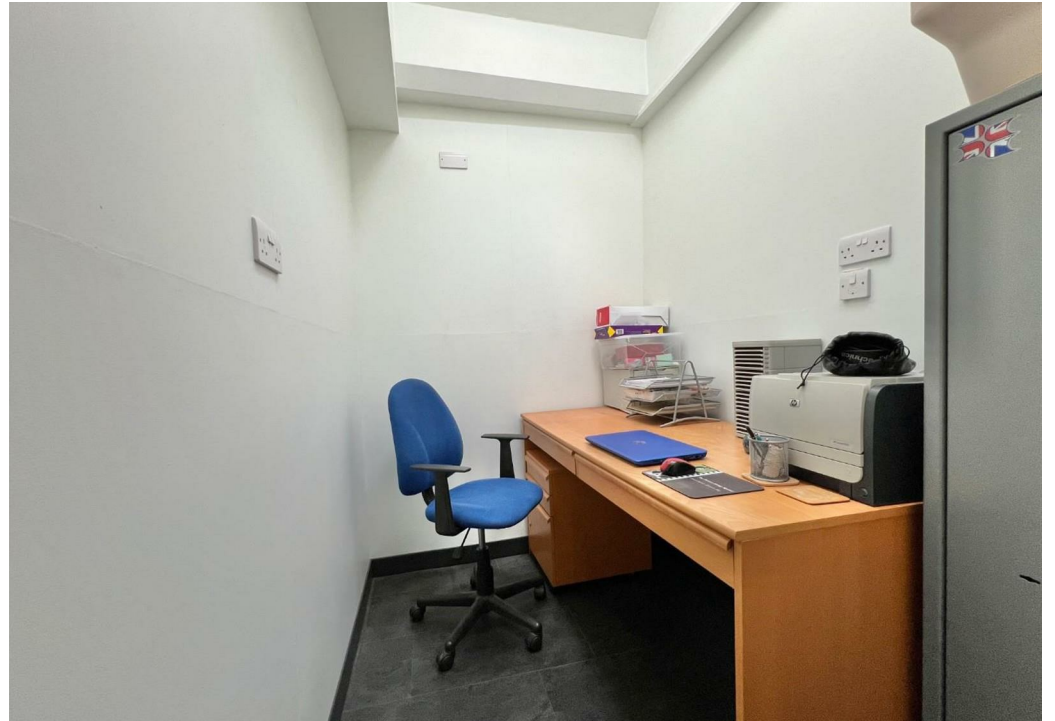
The recent installation of new windows enhances the property's energy efficiency and aesthetic appeal, ensuring a bright and welcoming atmosphere throughout.

The accommodation comprises; welcoming hallway which gives access to all three reception rooms, two of those having views to the front aspect and solid fuel burning stoves, the third located at the rear with views over the rear garden. Impressive kitchen which has been fitted in recent years and provides convenience for a large family home. The ground floor is concluded with a office, shower room and a very useful utility room with space for appliances and wash hand basin.

To the first floor there are three double bedrooms, two having fitted wardrobes and the main having an en-suite bathroom with walk-in shower enclosure and bath. The family shower room has a three piece suite and sauna.

EPC Rating C  
Council Tax Band F













#### Externally

The incredibly large rear garden is a particular feature of the property, a size rarely available and offering a high degree of privacy and seclusion, mainly laid to lawn and well stocked with mature tree's and hedging, and a pleasant orchard with fruit trees leading on to a vegetable patch and Polly tunnel . There is also a large flagged paved patio area which further enhances the property, ideal for outdoor dining. At the side of the house there is vehicle access to the rear, allowing parking for multiple vehicles. The outside space also has the added bonus of electric points, hot and cold water taps.

#### Location

Located in a desirable village setting, this home offers a peaceful lifestyle while still being within easy reach of local amenities and transport links in Durham and Spennymoor.

This property is an excellent opportunity for those seeking a comfortable family home in a picturesque location. Don't miss the chance to make this delightful house your new home.

#### Hallway

Stunning tiled flooring.

#### Lounge

LVT flooring, uPVC window overlooking the beautiful village green, multi fuel stove with stunning surround, radiator.

#### Dining Room

LVT flooring, uPVC window overlooking the beautiful village, multi fuel stove with stunning surround.

#### Kitchen

Light grey wall and base units, integrated oven, hob, extractor fan, warming drawer, combination microwave, feature radiator, stylish worktop with inset sink with drainer and mixer tap, uPVC windows, LVT flooring, storage cupboard, pantry.

#### Sun Room

Tiled flooring, two sets of french doors leading to the rear, uPVC window, radiator, ample living space, skylight.

#### Utility Room

Base units, stainless steel sink with mixer tap and drainer, plumbing for two washing machines, radiator, LVT flooring, velux windows.

#### Office

Velux windows, LVT flooring.

#### Shower Room

Shower cubicle, wash hand basin, W/C, chrome towel radiator, LTV flooring, velux window, spotlights.

#### Landing

UPVC window, quality flooring, radiator, loft access.

#### Bedroom One

Fitted wardrobes, radiator, uPVC windows overlooking the beautiful village green.

#### En-suite

Large panelled bath, large walk in shower, wash hand basin, W/C, uPVC window, extractor fan, chrome towel radiator.

#### Bedroom Two

Quality flooring, radiator, uPVC window overlooking the beautiful village green, fitted wardrobes

#### Bedroom Three

Quality flooring, radiator, uPVC window overlooking the beautiful village green.

#### Shower Room

Large shower cubicle, wash hand basin, chrome towel radiator, W/C, uPVC window, sauna.

#### Agent Notes

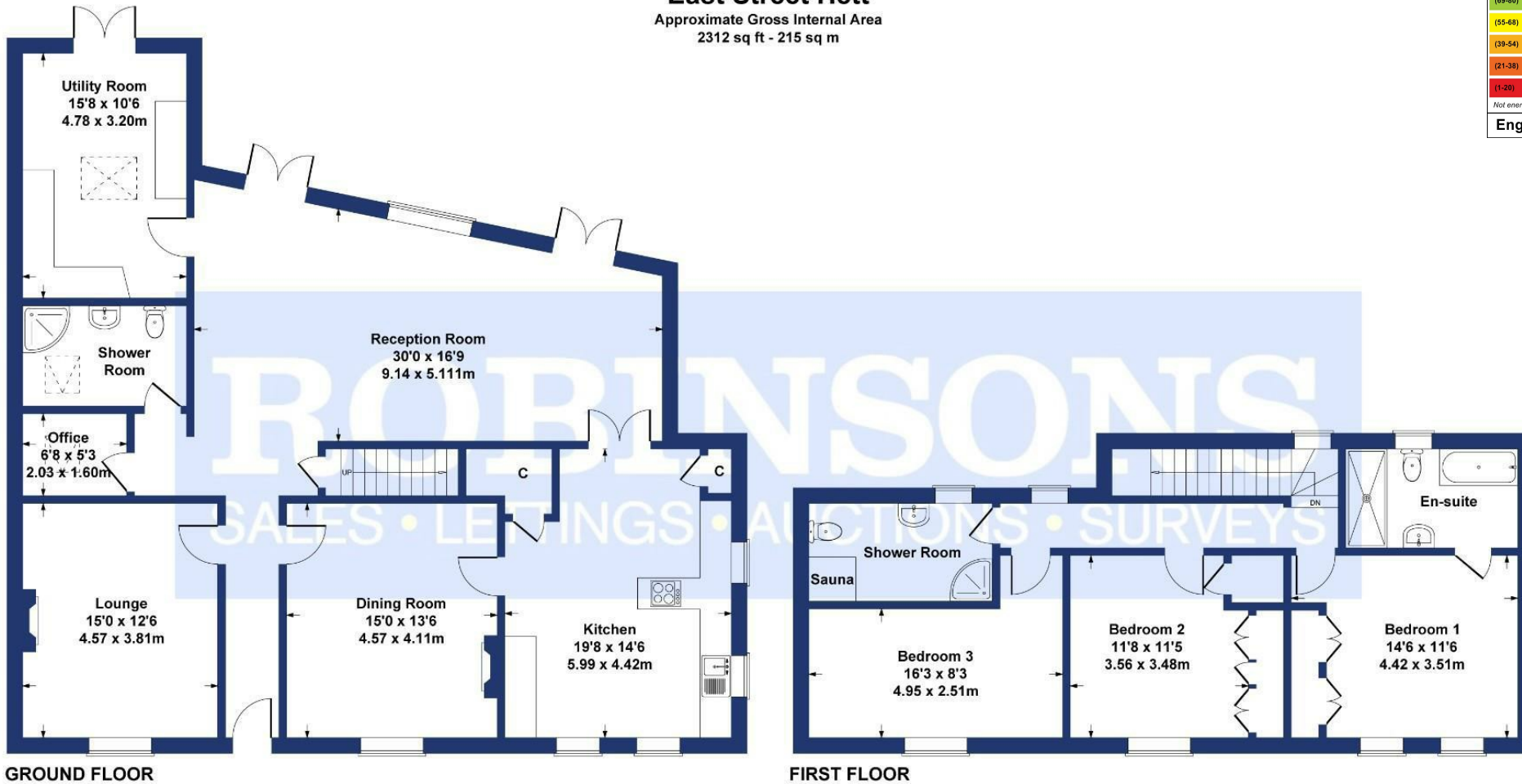
Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Broadband: Super-fast 80Mbps  
 Mobile Signal/Coverage: Average  
 Tenure: Freehold





**East Street Hett**  
 Approximate Gross Internal Area  
 2312 sq ft - 215 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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. 2025

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these









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