





The Green, Hett Village, DH6 5LX
3 Bed - House - Terraced
£235,000

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Robinsons are delighted to bring to the market this beautifully presented three-bedroom terraced family home, offering spacious and versatile accommodation in the highly sought-after village of Hett. This impressive property boasts a wealth of attractive features, including generous living space, a stylish modern bathroom, a stunning extended kitchen, easy-to-maintain gardens, a garage, and picturesque open views.

Situated within a conservation area, Hett has long been regarded as one of the area's most desirable villages, located approximately four miles from Durham City Centre and three miles from Spennymoor, where a wide range of shopping, leisure, and everyday amenities can be found. The property is also ideally positioned for commuters, with excellent access to the A167 and A1(M), providing convenient links to Durham, Newcastle, and other regional centres.

The well-planned accommodation briefly comprises an entrance porch, cloakroom/WC, and a spacious open-plan lounge and dining area, which flows seamlessly into the impressive extended fitted kitchen featuring a range of integrated appliances. To the first floor are three generously sized bedrooms and a contemporary family bathroom.

Externally, the property enjoys a pleasant outlook over the attractive village green to the front. To the rear is a generous patio garden, offering a private and sunny aspect, ideal for outdoor dining and entertaining. Further benefits include off-street driveway parking and access to a single garage.

An excellent opportunity to acquire a superb family home in a picturesque village setting, early viewing is highly recommended.

Hallway
Tiled flooring, radiator

w/c
w/c, wash hand basin, tiled flooring, tiled splash backs

Lounge/diner
27'9 x 19'6 (8.46m x 5.94m)
UPVC bay window, radiator, storage cupboard, space for dining room table, patio doors to rear

Kitchen
20'0 x 9'3 (6.10m x 2.82m)
Modern wall & base units, intergraded oven, hob, extractor fan, wine cooler, dishwasher, space for dryer, plumbed for washing machine, stylish sink with mixer tap & drainer, UPVC window, Radiator, Space for American fridge freezer, patio door to rear, tiled splash backs

Landing
storage cupboard, loft access

Bedroom one
14'8 x 10'9 (4.47m x 3.28m)
UPVC window, beautiful outlook, radiator, fitted wardrobes

Bedroom two
12'8 x 10'9 (3.86m x 3.28m)
UPVC window, radiator, stunning outlook

Bedroom 3
9'7 x 8'3 (2.92m x 2.51m)
UPVC window, stunning outlook, radiator

Bathroom
Stunning 4 piece suite with a large white panelled bath, shower cubicle, wash hand basin, w/c, heated towel rail, UPVC window, fully tiled

Externally
To the front elevation there is a lovely easy to maintain garden, while to the rear there is a beautiful & easy to maintain patio which fives access to a driveway & garage

Agent notes
Council Tax: Durham County Council, Band C
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate –NA
Rights & Easements – None known
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.




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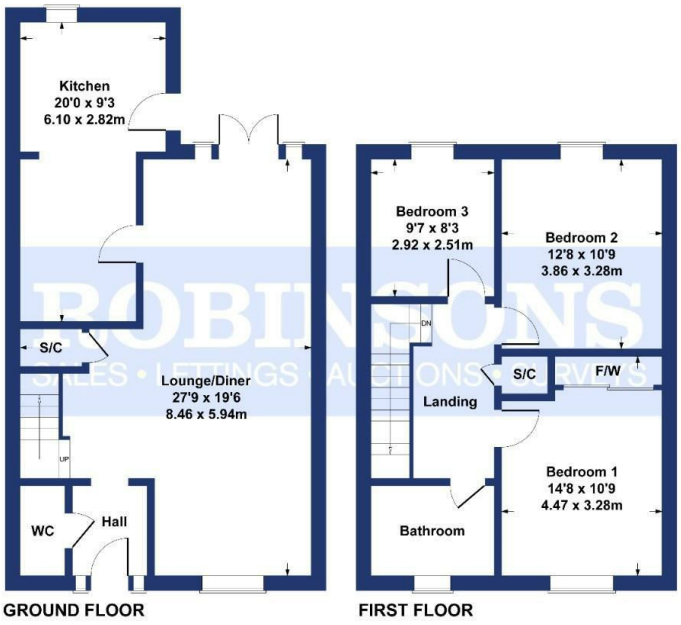
Lettings and Management

Strategic Marketing Plan

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The Green , Hett

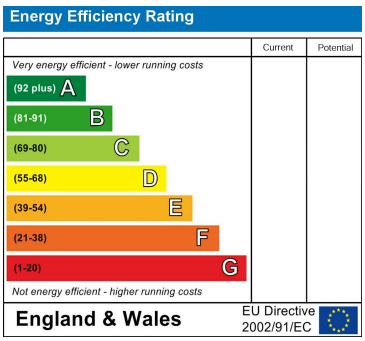
Approximate Gross Internal Area
1175 sq ft - 109 sq m



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. 2026



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