



## 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 bathrooms 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.



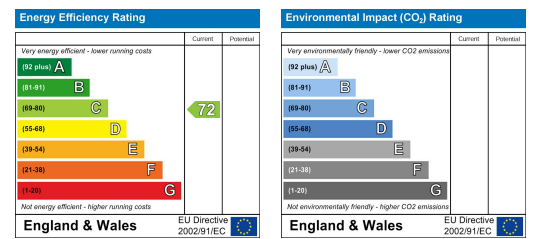
## Floor Plan



## Area Map



## Energy Efficiency Graph



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