


# SIGNATURE

## NORTH EAST

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 Evergreen Court, Crook DL15 8FA



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## Offers Over £395,000

Signature North East is thrilled to introduce this exquisite 4-bedroom detached home situated in the serene Fir Tree area in Crook. The property boasts generously proportioned rooms, providing ample living space, along with breathtaking views of the surrounding countryside. This enviable location ensures convenient access to a plethora of amenities, including excellent restaurants, bars, and local shops.

Upon entering this charming property, you are greeted by a welcoming central hallway that provides access to the main principal rooms on the ground floor, as well as a conveniently located WC. The first space you encounter is the inviting living room, bathed in natural light streaming through elegant French doors that lead to the rear garden. This room offers generous space for your preferred furnishings. Progressing further, you'll discover the open-plan kitchen/dining area, illuminated by additional French doors leading to the rear garden. The dining area provides ample room for a family dining table and additional furnishings. In the well-equipped kitchen area, attractive shaker-style wall and base units offer abundant storage space. The kitchen comes complete with integrated appliances, including a dishwasher, grill, oven, and fridge/freezer. Additionally, there is a conveniently attached utility room.

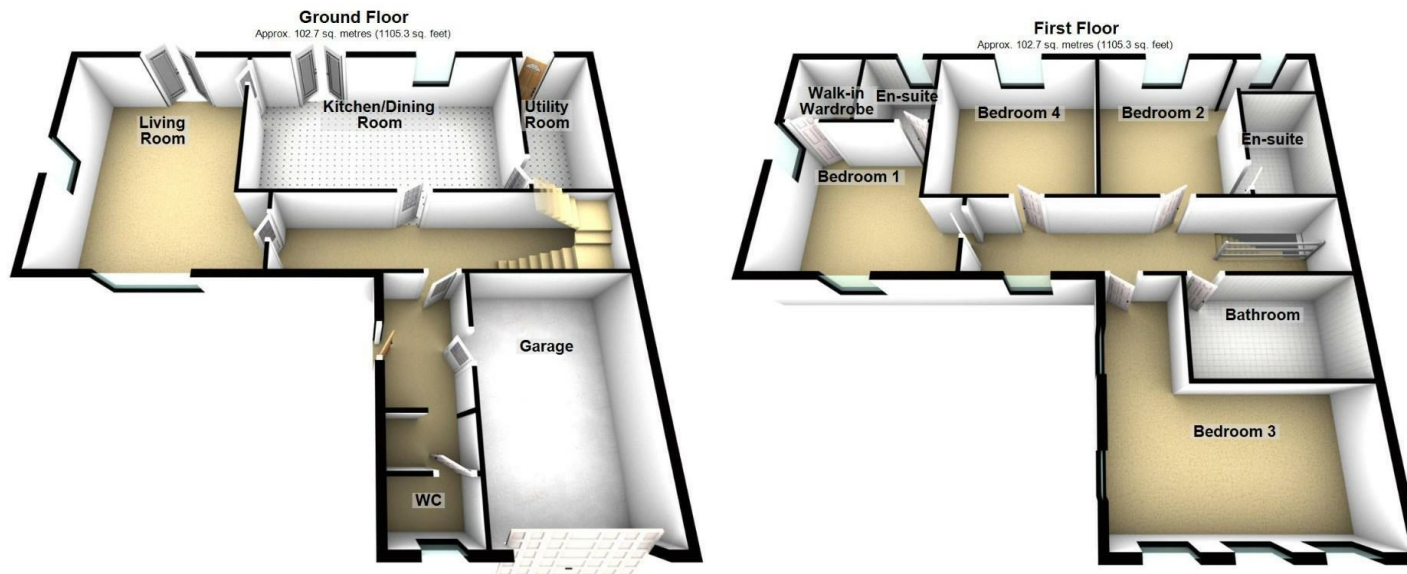
Ascending to the first floor, you are welcomed by four generously sized bedrooms, each easily accommodating a double bed and your preferred furnishings. One of these bedrooms boasts its own ensuite, complete with a walk-in shower, basin, and a WC. The master bedroom reigns supreme, featuring a spacious walk-in wardrobe and an ensuite with a walk-in shower, hand basin, and WC. Completing this floor is the bathroom, offering a walk-in shower, bathtub, hand basin, and WC.

Externally, to the rear of the home, a generous back garden unfolds, predominantly adorned with a beautiful lawn. An ample paved patio area awaits, ideal for outdoor furniture, creating a perfect space for relaxation. The property offers picturesque views of serene countryside surroundings. At the front of the property, off-street parking for three cars is available, facilitated by a garage and a driveway.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 205.4 sq. metres (2210.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
19'0" x 16'9"

Kitchen / Dining Room  
21'7" x 12'7"

Utility Room  
12'7" x 5'10"

WC  
5'7" x 3'10"

Bedroom One  
14'8" x 12'7"

En Suite  
6'1" x 5'11"

Bedroom Two  
12'10" x 11'1"

En Suite  
9'3" x 5'11"

Bedroom Three  
17'1" x 17'0"

Bedroom Four  
12'10" x 12'9"

Bathroom  
11'6" x 7'5"

## Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 75      | 82        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC











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