



## Evergreen Court

Fir Tree DL15 8FA

Chain Free £315,000





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# Evergreen Court

## Fir Tree DL15 8FA



- Exclusive Development
  - EPC Grade C
  - Block Paved Driveway
- Four Bedroom Detached
  - Double Garage
  - Extensively Fitted Kitchen
- Gas Central Heating (LPG)
  - Landscaped Gardens
  - Viewing Essential

\*\*\*\*\* LAST AVAILABLE PROPERTY ON THIS EXCLUSIVE DEVELOPMENT \*\*\*\*\* PART EXCHANGE AVAILABLE ON THIS PROPERTY - SUBJECT TO STATUS. FOR FURTHER DETAILS PLEASE CONTACT OUR OFFICE ON 01388 741174 \*\*\*\*\*

Pleasantly located on this SMALL EXCLUSIVE DEVELOPMENT along with ten other dwellings. The Willow is a stunning example of a LOVELY FOUR BEDROOM detached family residence. The accommodation includes UPVC double glazing, Gas central heating (via LPG supply), oak veneered internal doors throughout with high quality chrome hardware, brushed stainless steel electrical sockets throughout, intruder alarm system. The property offers well planned accommodation and we strongly recommend a personal inspection to avoid disappointment. Briefly the property comprises entrance hallway, ground floor cloakroom/wc, lounge, separate dining room, beautifully appointed kitchen with a Shaker style kitchen and separate utility room, whilst to the first floor there is a spacious landing leading to the master bedroom with en-suite, three further bedrooms and a family bathroom/wc. Externally there is a DOUBLE DRIVEWAY providing ample car parking, as well as DOUBLE INTEGRAL GARAGE and GARDENS to both the front and rear.

### Ground Floor

#### Entrance Hallway

Welcoming entrance hall with stairs rising to the first floor and doors to the ground floor living accommodation. There is an open under stair storage area and central heating radiator. Access to the rear garden via door.

#### Cloakroom/WC

Fitted with floating WC, wash hand basin set into white vanity storage unit, frosted UPVC window and extraction fan. Central heating radiator with neutral tiled splash backs.

#### Lounge

10'11" x 14'02" (3.33m x 4.32m)  
Located to the rear elevation of the property lightened by three UPVC windows. Central heating radiator and TV aerial.

#### Dining Room

11'00" x 9'10" (3.35m x 3.00m)  
Located to the front elevation of the property with far reaching countryside views via UPVC window. Central heating radiator.

#### Kitchen/Breakfast Room

17'03" x 11'00" (5.26m x 3.35m)  
Fitted with grey base and wall mounted storage units, wooden work surfaces, one and half bowl ceramic sink with mixer tap and UPVC window above. Integrated appliances include refrigerator, freezer, dishwasher, eye level electric oven and grill and touch hob with extractor over and glass splash back. Ample space for dining table if required and central heating radiator. Ceiling spot lights and under counter lighting.

### Utility Room

6'07" x 6'06" (2.01m x 1.98m)  
Further base unit with laminate wood effect work surfaces over and stainless steel sink unit. Space and plumbing for a washing machine and tumble dryer if required. UPVC window, central heating radiator and internal door leading to the double garage.

### First Floor

#### Landing

Stairs rise from the first floor.

#### Master Bedroom

17'09" x 14'05" (5.41m x 4.39m)  
A spacious room spanning the depth of the property with UPVC window and central heating radiator. Access to an en suite and dressing area. TV aerial.

#### En Suite

Fitted with walk in double power shower with hand held attachment, floating WC and wash hand basin, chrome heated towel rail, shaving point, ceiling spot lights and part tiled walls and floor in grey.

#### Dressing Room

5'00" x 6'10" (1.52m x 2.08m)  
Accessed from the bedroom.

#### Bedroom Two

11'01" x 12'04" (3.38m x 3.76m)  
Located to the front elevation of the property with far reaching countryside views via a UPVC window, central heating radiator with access to an en suite and dressings area.

#### En Suite

Fitted with walk in double power shower with hand held attachment, floating WC and wash hand basin, chrome heated towel rail, shaving point, ceiling spot lights and part tiled walls and floor in grey.

#### Dressing Room

6'03" x 5'07" (1.91m x 1.70m)  
Having UPVC window.

#### Bedroom Three

10'10" x 10'00" (3.30m x 3.05m)  
Located to the front elevation of the property with UPVC window and central heating radiator.

#### Bedroom Four

10'01" x 10'00" (3.07m x 3.05m)  
Located to the rear elevation of the property with UPVC window and central heating radiator.

### Bathroom/WC

Fitted with a four piece white suite comprising of bath with hand held shower attachment, floating WC and wash hand basin and corner shower cubicle with power shower and hand held shower attachment. Partially tiled walls and floor in beige, ceiling spot lights, chrome heated towel rail shaver point and frosted UPVC window.

### Exterior

To the front of the property there is a lawned landscaped garden as well as a double block paved driveway providing car parking which leads to a double integral garage measuring 20' x 18'01 with electric remote control doors

### Agents Notes

This property is sold with an Architects Certificate.

The property is Gas central heating via a LPG supply. The tank is located at the entrance development. The properties are all on private drainage system. We have also been advised by the owners of the development that there is a maintenance charge which is currently £428.18 per annum and payable in 10 monthly installments. For further details of this please contact our office.

Please note: there is a non refundable £1000 reservation fee to pay

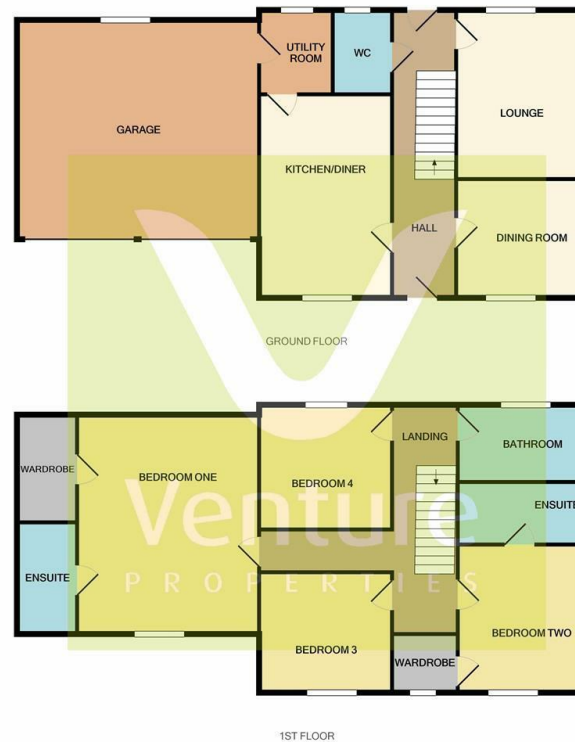
### Energy Performance Certificate

The Energy Performance Certificate for this property can be found at the link below:

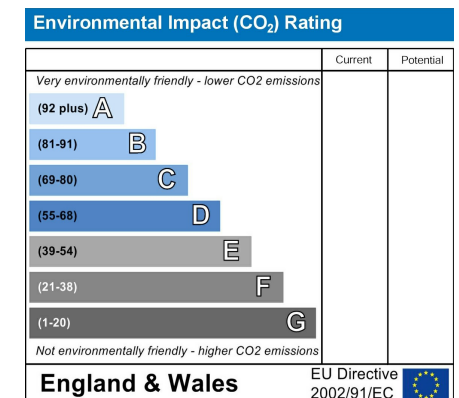
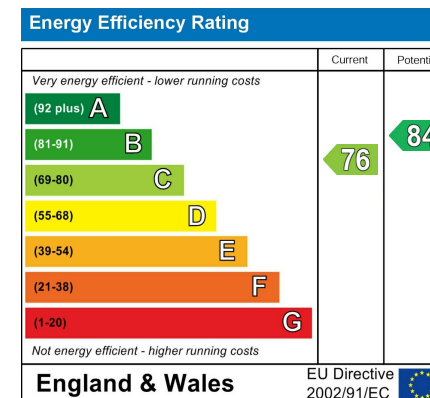
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3430-7330-5009-0287-0222>

EPC grade C





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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