



# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



## 11 Evergreen Court, Crook Fir Tree DL15 8FA

**£395,000**

Incentive offered years ground maintenance charge to be paid for by the vendors.

Ryan James is delighted to present to the market 'Evergreen Court', which offers a fantastic opportunity to acquire this elegant four-bedroom executive family home which is set in immaculately maintained grounds and offers wonderful views overlooking open countryside and is located in the quiet village of Fir Tree on an exclusive development of just eleven dwellings. This impressive property offers contemporary living space over two floors having been finished to an extremely high standard by the current owners who have a keen eye for detail and modern trends & has a number of stand out fixtures & fittings, the well-appointed internal accommodation comprises a welcoming reception hall, a lounge with bi-folding rear doors opening to the rear garden, a dual aspect family room, a truly stunning well-designed kitchen dining room, a useful utility room, a downstairs wc, a sizeable galleried first-floor landing, a stunning master bedroom with en suite shower room and walk-in wardrobe, a second double bedroom with a dressing room & en suite shower room, a sizeable four-piece family bathroom and two further double bedrooms. To the exterior of the property, there is a low maintenance South facing garden laid to lawn & private patio seating area, whilst to the front, a lengthy driveway provides off-street parking for several vehicles. The property is sure to appeal to a number of buyers making an internal inspection of this truly stunning property is a must to appreciate the size, presentation and location. EPC Rating 'C'.



# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.







# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



## The Accommodation Comprises

### Entrance Hall

With a double glazed entrance door to the front elevation, high-quality solid wood flooring, radiator and stairs to the first floor.

### Lounge

19 x 18'8 (7.44m x 3.30m)

A dual aspect room that has been opened up by the current vendors, double glazed windows to the front, side & rear elevations, high-quality solid wood flooring, TV & telephone points and radiators.

### Family Room

24'5 x 10'10 (7.44m x 3.30m)

Converted from the double garage with double glazed bi-folding doors opening to the rear garden, two double glazed windows to the front elevation, two radiators, high-quality floor covering, wall-mounted plasma electric fire, TV point and storage cupboard.

### Kitchen/Breakfast Room

17'8 x 11 (5.38m x 3.35m)

A modern/fitted kitchen comprising of an attractive range of wall, drawer & base units comprising of solid worktops, breakfast island with wine rack, inset sink drainer unit with mixer tap over, integrated eye level double oven, extractor hood & light, dishwasher, fridge freezer, high-quality wood flooring, spotlights, radiator and double glazed window to the rear elevation.

### Utility Room

7'4 x 6'6 (2.24m x 1.98m)

With a double glazed window to the front elevation, including base units & solid worktops, sink unit with mixer tap over, splashback, space & plumbing for both a washing machine & dryer, extractor and high-quality wood flooring.

### WC

A modern two-piece suite comprising of a low-level WC, wash hand basin set in vanity unit, splashback, radiator, spotlights, high-quality wood flooring and double glazed window to the front elevation.

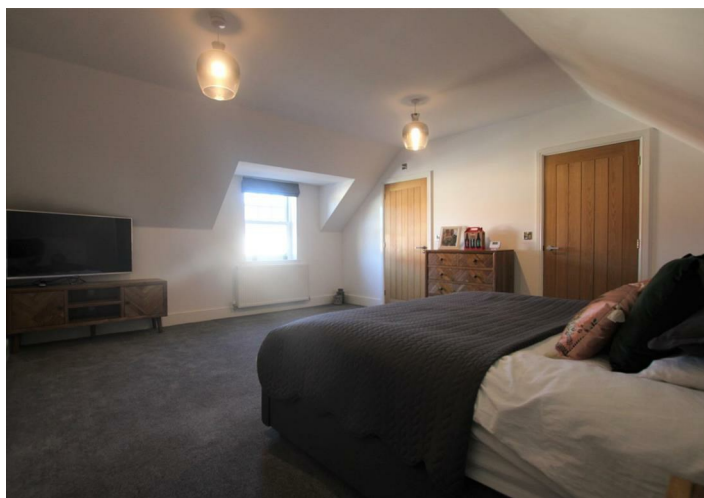
### First Floor Landing

With a double glazed window to the front elevation, high-quality floor covering, radiator and access to the roof space.

### Master Bedroom

18'4 x 14'4 (5.59m x 4.37m)

With a double glazed window to the front elevation, high-quality floor covering, radiator and walk-in wardrobe.





# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



## En Suite Shower Room

Including a modern three-piece suite comprising of double step-in shower cubicle, low-level WC, wash hand basin, wall mounted vertical towel rail, part tiled walls & high-quality tiled flooring, spotlights and extractor fan.

## Bedroom Two

12'3 x 11'3 (3.73m x 3.43m)

With a double glazed window to the rear elevation, high-quality floor covering, radiator and dressing room with fitted wardrobe.

## En Suite Shower Room

Including a modern three-piece suite comprising of double step-in shower cubicle, low-level WC, wash hand basin, wall mounted vertical towel rail, part tiled walls & high-quality tiled flooring, spotlights and extractor fan.



## Bedroom Three

11 x 10'1 (3.35m x 3.07m)

With a double glazed window to the front elevation, high-quality floor covering and radiator.

## Bedroom Four

11'2 x 10'4 (3.40m x 3.15m)

With a double glazed window to the rear elevation, high-quality floor covering and radiator.

## House Bathroom

Including a modern four-piece suite comprising of a double step-in shower cubicle with multi-jet heads, bath, wash hand basin, low level w.c, bidet, part tiled walls, high-quality tiled floor, underfloor heating, spotlights, radiator, extractor fan and double glazed window to the front elevation.



## Exterior

### Off Street Parking

A sizeable driveway provides off-street parking for several vehicles.

### Front Garden

A lawned section of garden with path leading to the rear.

### Rear Garden

An enclosed South facing rear garden laid mainly to lawn with a private flagged patio seating area and benefiting from not being overlooked making it the perfect place for entertaining and Al Fresco dining.



# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



## Agents Notes

Ryan James Estate Agents have been informed by the vendors that there is a maintenance charge of £428.18 per annum payable in ten monthly instalments. For further information please contact the office on 01388737483.

## Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

## Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

\*\*\* Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it \*\*\*

## Viewing

Viewing is Strictly By Appointment Only.

## Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.
2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.
3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error
4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.
5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.







# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.





# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission or inaccuracy. These floor plans are for guidance only and should not be relied upon for any legal purposes or purposes. The accuracy of the floorplan is not guaranteed and is subject to change without notice.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

