



4 Blackberry Court  
School Street, Drayton, TA10 0LN

George James PROPERTIES  
EST. 2014

# 4 Blackberry Court

School Street, Drayton, TA10 0LN

Guide Price - £399,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Old Drayton Nursery is an exclusive small new development of just 6 properties situated in this popular, peaceful village. Number 4 is a detached chalet style home offering versatile living accommodation including open plan sitting room/kitchen with bi-folding doors leading to the garden there is a ground floor bedroom and shower room which would also suit as a living room. To the first floor there is an excellent size bedroom and bathroom. The property has off road parking and gardens.

## Amenities

The village is designated as a conservation area with a fine parish church and public house, The Drayton Arms. The village is mainly made up of period cottages and houses. The nearby village of Curry Rivel is approximately one mile away and offers a good range of village amenities with General Store, Post Office, Petrol Station and Sandpits Heating Centre incorporating popular tea rooms. There is also the very popular Firehouse village pub and restaurant.

## Services

Mains water, electricity and drainage are all connected. Electric air source heat pump provides under floor heating to the ground floor rooms and radiators to the first floor.

## Entrance Hall

With stairs to first floor and understairs storage cupboard.

## Downstairs Cloakroom

With low level WC, wash hand basin and tiled flooring.

## Kitchen/Sitting Room 22' 2" x 14' 7" (6.75m x 4.45m)

With window to rear and bi-folding doors to rear garden. Range of wall and base units with recycling drawers and pan drawers. Quartz work surfaces with inset sink/drain unit and mixer tap. Built in four ring AEG induction hob with Zanussi extractor over. Integrated appliances comprising fridge/freezer and NEFF dishwasher. Tiled flooring.

## Bedroom Two 15' 6" x 11' 8" (4.73m x 3.56m)

With window to front and built in double wardrobe.



### En-suite Shower Room

With large shower cubicle, low level WC, vanity style wash hand basin with cupboards under, tiled flooring and heated towel rail.

### First Floor Landing

With Velux window to rear, radiator and airing cupboard housing hot water cylinder.

### Bedroom One *27' 7" x 22' 2" max (8.41m x 6.75m max)*

With dormer window to front and low sill, built in wardrobes, two radiators and dressing area with wardrobe.

### En-suite Bathroom

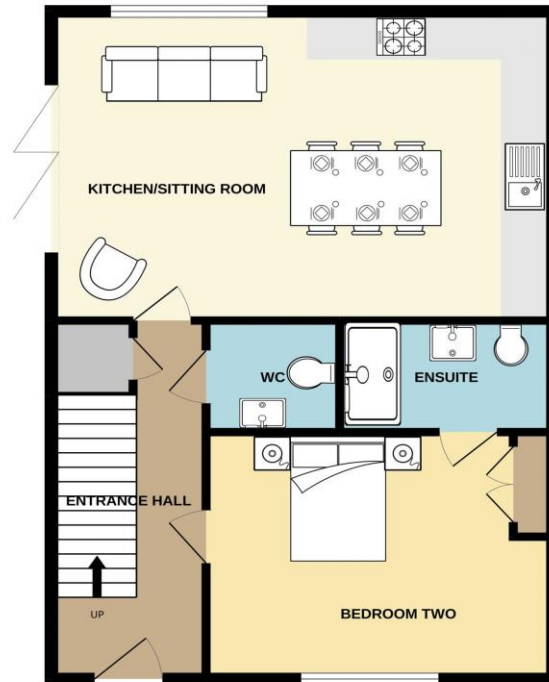
With Velux window to rear, panelled bath and shower cubicle with mains shower. Low level WC, tiled flooring, heated towel rail and vanity style wash hand basin with cupboards under.

### Outside

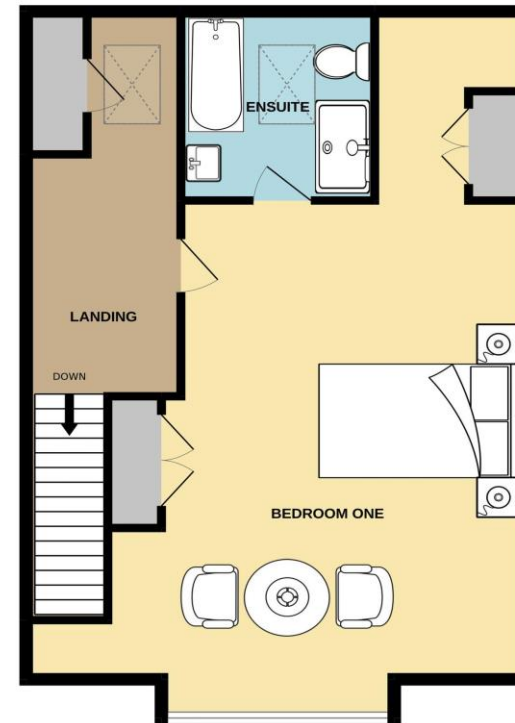
A driveway leads to the side of the property with parking and access to the garden. The rear garden has a patio area with water tap, electricity point and light. The remaining garden is laid to lawn.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 by 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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