



2 Blackberry Court  
School Street, Drayton, TA10 0LN

GeorgeJames PROPERTIES  
EST. 2014

# 2 Blackberry Court

School Street, Drayton, TA10 0LN

Guide Price - £725,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

2 Blackberry Court is a large detached modern family home offering spacious, well designed living accommodation including a beautiful, bright open plan luxury kitchen/dining room with bi-folding doors to the garden. To the first floor there are four large double bedrooms two with en-suite facilities. The property has off road parking leading to the large double garage and gardens. Blackberry Court is an exclusive small modern development of various individual properties built in 2022.

## Amenities

The village is designated as a conservation area with a fine parish church and public house, The Drayton Crown. 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. 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. There are solar PV panels fitted.

## Entrance Hall

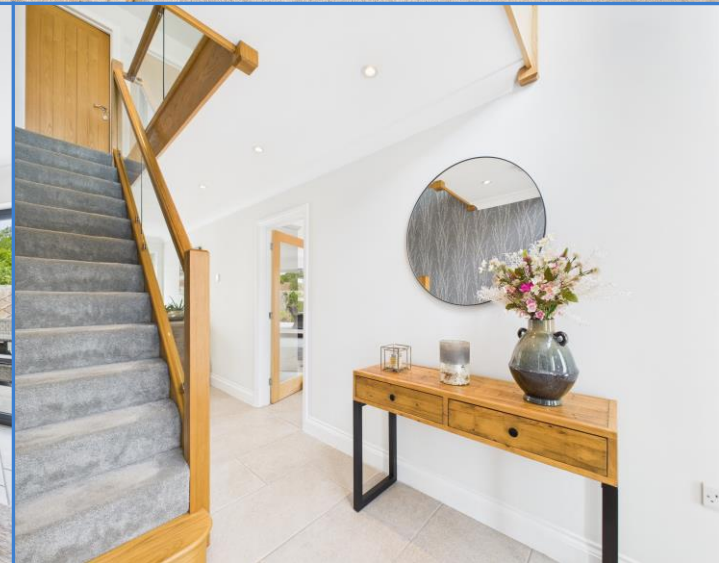
Entrance door leads to the entrance hall with stairs leading to the first floor. Understairs storage cupboard and door leading to the rear garden.

## Sitting Room 18' 0" x 16' 9" (5.48m x 5.10m)

With window to the front and corner fireplace housing cast iron wood burning stove with oak mantle.

## Kitchen/Dining Room 26' 7" x 17' 5" (8.09m x 5.31m)

This impressive room has windows to the front and rear with wide bi-folding doors to the garden. Modern luxury fitted kitchen with quartz work surfaces over, sink unit with instant hot water/filtered water tap, range of base and wall mounted units and large central island with breakfast bar. Fitted appliances include fridge freezer, dishwasher and wine fridge. The kitchen also includes deep pan



drawers and recycling unit. Corner range cooker with splashback and extractor hood over.

**Utility Room** 16' 10" max x 8' 1" max (5.12m max x 2.46m max)

With window to the rear, range of base units with single drainer sink and mixer tap. Space for washing machine and tumble dryer.

**WC**

With low level WC and wash hand basin.

**Landing**

The large landing area has a glass balustrade overlooking the entrance hall and window with countryside views.

**Bedroom 1** 15' 11" x 12' 10" (4.85m x 3.90m)

With window to the front and built in double wardrobe.

**En-Suite Shower Room**

With bathroom suite comprising low level WC, vanity wash hand basin with mirror over. Large shower cubicle with mains shower. Heated ladder towel rail.

**Bedroom 2** 15' 0" x 13' 1" (4.56m x 4.00m)

With window to the rear and built in double wardrobe.

**En-Suite Shower Room**

With bathroom suite comprising low level WC, vanity wash hand basin with mirror over. Large shower cubicle with mains shower. Heated ladder towel rail.

**Bedroom 3** 16' 9" x 13' 1" (5.10m x 4.00m)

With window to the front and built in double wardrobe.

**Bedroom 4** 15' 2" max x 13' 0" max (4.63m max x 3.96m max)

With window to the rear and built in double wardrobe. Small built in store cupboard with shelving.

**Bathroom**

With bathroom suite comprising low level WC, vanity wash hand basin with mirror over and panelled bath with shower attachment. Corner shower cubicle with mains shower. Heated ladder towel rail.

**Outside**

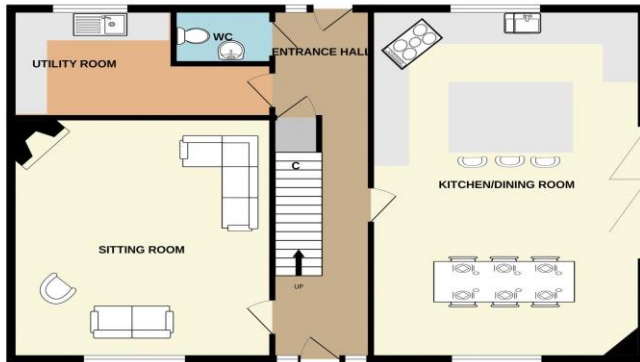
To the front of the house there is a block paved driveway leading to the garage. A gate leads to a secure lawned garden area which continues to the side of the house with flower and shrub borders. There is a large patio area to the side of the house with lawned gardens and attractive borders. Outside lighting and water tap.

**Double Garage** 19' 8" x 19' 0" (6.00m x 5.80m)

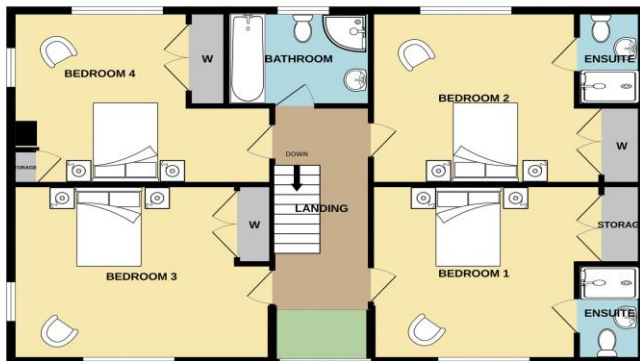
With electric up and over garage door, power and light connected.



GROUND FLOOR  
97.1 sq.m. approx.



1ST FLOOR  
95.6 sq.m. approx.



TOTAL FLOOR AREA : 192.7 sq.m. approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) <b>A</b>		95
(81-91) <b>B</b>	89	
(69-80) <b>C</b>		
(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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