



4 Blackberry Court
School Street, Drayton, TA10 0LN

GeorgeJames PROPERTIES
EST. 2014

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School Street, Drayton, TA10 0LN

Guide Price - £415,000

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. Constructed in 2024, this site is well regarded in the local area and is likely to be popular. 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 (currently laid out as a secondary sitting room) and shower room ensuite. To the first floor there is a wonderfully sized bedroom and bathroom with shower ensuite. The property has off road parking for a couple of cars and good sized gardens.

Amenities

The village is designated as a conservation area with a fine parish church and public house, The Drayton Arms. There is a well run local community hall that offers a range of activities throughout the year. The village is mainly made up of beautiful 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)

Currently laid out as a second living room with pull out sofa bed. 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.

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)

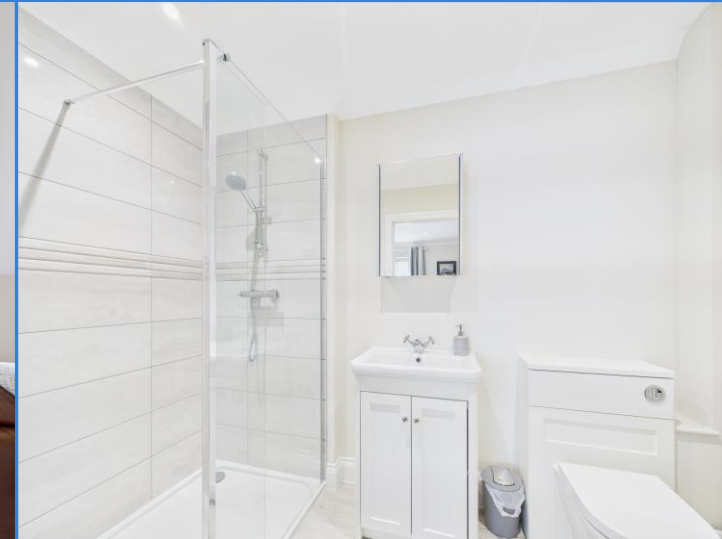
With dormer window to front and low sill, built in wardrobes, two radiators and dressing area with wardrobe.

En-suite Bathroom

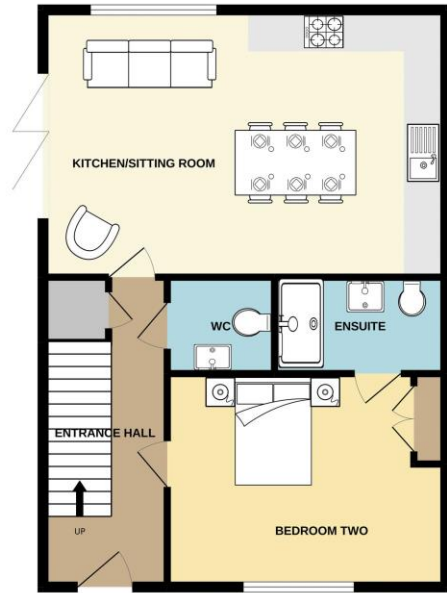
With Velux window to rear, panelled bath and shower cubicle with mains shower. Low level WC, tiled flooring, heated towel rail and vanity style wash hand basin with cupboards under.

Outside

A driveway leads to the side of the property with parking, EV charging point and access to the garden. The rear garden has an extended patio area with water tap, electricity point and light. The remaining garden is laid to lawn, with scope for a summer house, shed, or decking area to the far end of the garden, currently laid with stone shingle.



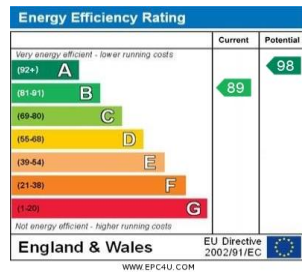
GROUND FLOOR



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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