



6 Blackberry Court
School Street, Drayton, TA10 0LN

GeorgeJames PROPERTIES
EST. 2014

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School Street, Drayton, TA10 0LN

Guide Price - £575,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Old Drayton Nursery is an exclusive small new development of just 6 individual properties situated in this popular, peaceful village. Number 6 is a large detached home offering spacious living accommodation including an unusually large, bright open plan sitting room/dining room/kitchen with bi-folding doors leading to the garden. To the first floor there three double bedroom all with en-suite facilities. 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 decorative tiled flooring, turned oak stairs to first floor and understairs storage cupboard.

Downstairs Cloakroom

With window to front, low level WC, vanity style wash hand basin with cupboards under and decorative tiled flooring.

Open Plan Kitchen/Sitting Room

39' 11" x 23' 6" max (12.16m x 7.16m max)

Sitting/Dining room area with with two windows to front and bi-folding doors to rear garden. Kitchen area with two windows to rear, window to side and decorative tiled flooring. Range of wall and base units with inset sink/drain unit and mixer tap. Granite work surfaces and integrated appliances comprising fridge/freezer and dishwasher. Belling range cooker with granite splash back and extractor hood over. Dresser unit and central island/breakfast bar with fitted cupboards and drawers.



Utility Room 8' 9" x 5' 9" (2.66m x 1.75m)

With window to side, range of wall and base units with inset stainless steel sink/drainage unit and mixer tap. Granite work surfaces, decorative tiled flooring, cupboard housing electric meter and space for washing machine and tumble dryer.

First Floor Landing

With window to front, radiator, access to roof space and airing cupboard with slatted shelving.

Bedroom One 14' 2" x 13' 9" (4.31m x 4.20m)

With window to side, two radiators and double wardrobes.

En-suite Shower Room

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

Bedroom Two 17' 1" x 11' 10" max (5.20m x 3.60m max)

With window to side, built in double wardrobe and radiator.

En-suite Shower Room

With window to rear, low level WC, vanity style wash hand basin with cupboards under, heated towel rail and large shower cubicle with mains shower.

Bedroom Three 13' 6" x 11' 6" (4.12m x 3.50m)

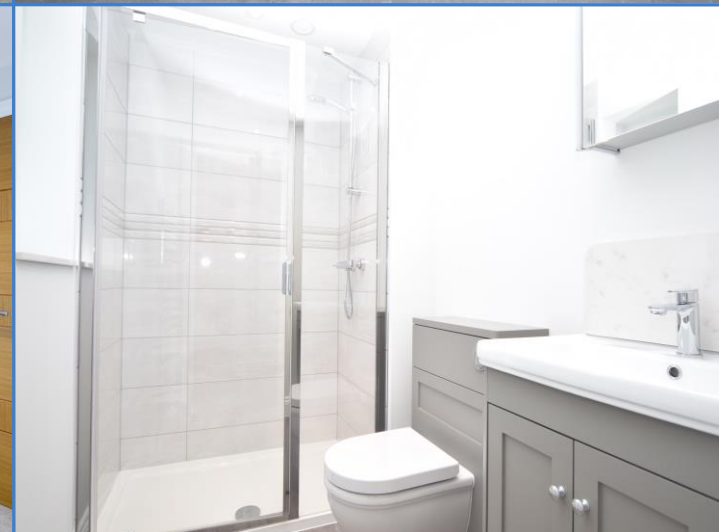
With window to side, built in double wardrobe and radiator.

En-suite Shower Room

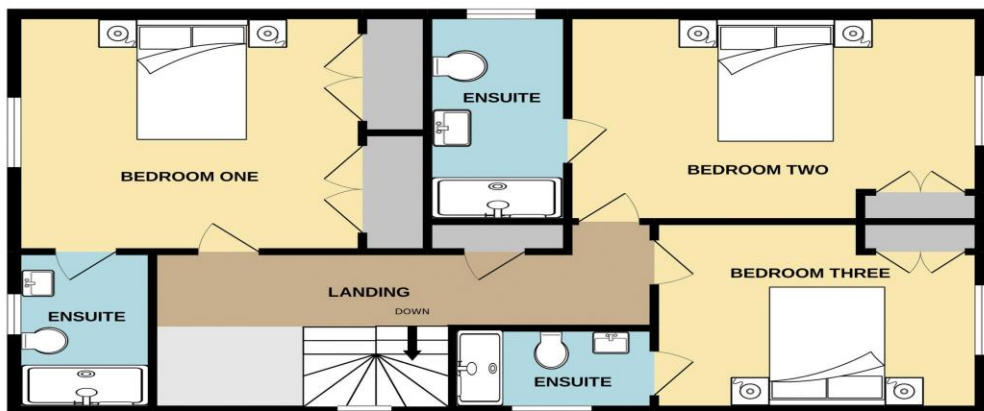
With window to front, low level WC, vanity style wash hand basin with cupboards under, heated towel rail and larger shower cubicle with mains shower.

Outside

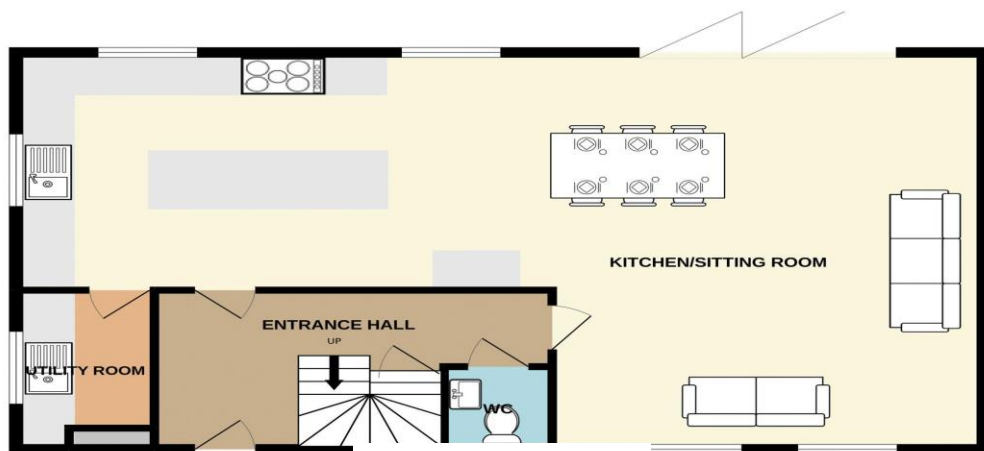
A driveway leads to the side of the property with parking and access to the garden. The rear garden has a patio area with water tap, electricity point and light. The remaining garden is laid to lawn.



1ST FLOOR



GROUND FLOOR



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