



The Drive, Rudyard, ST13 8RN.  
OIRO £395,000

Whittaker  
& Biggs

Est. 1930



# The Drive, Rudyard, ST13 8RN.

This detached, four DOUBLE bedroom family home is situated within a private road in a quiet residential area close to the stunning Rudyard Lake.

You're welcomed into the property via the hallway which houses the staircase to the first floor and has a useful understairs storage cupboard.

To the left of the property is the dining room which features a bay window to the frontage.

Next is a convenient downstairs WC followed by the kitchen complete with granite work tops, access to the side of the property and an integral fridge freezer and dish washer.

To the rear of the property is a huge 18ft sitting room that has French doors that open onto the conservatory / green house which provides beautiful views of the enclosed rear garden.

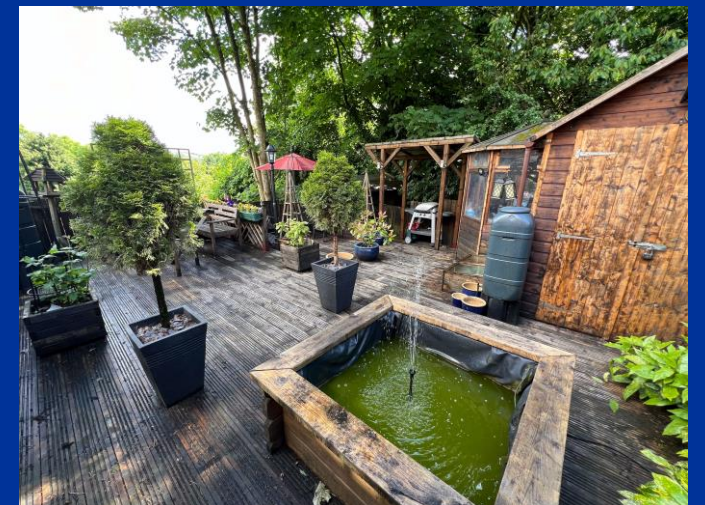
To the first floor there are four double bedrooms with the principal bedroom having an en-suite shower room.

The remaining three bedrooms are serviced by the family bathroom which has a contemporary white panel bath, low level WC and pedestal wash hand basin.

Externally to the frontage the property has an integral garage with a metal up-and-over door and a gravel driveway suitable for multiple vehicles.

To the rear there is low maintenance, fully decked garden that has a timber workshop and shed, mature shrubs and a water feature.

An internal inspection of this property is essential to fully appreciate the living space and superb location.





## Ground Floor

### Hallway

Wood glazed door to the frontage, radiator, inset ceiling spotlights, stairs to the first, under stairs storage.

### Dining Room 8' 1" x 8' 8" (2.47m x 2.63m)

Wood double glazed bay window to the frontage, radiator.

### WC 4' 6" x 4' 5" (1.37m x 1.34m)

Wood double glazed bay window to the side aspect, low level WC, pedestal wash hand basin, chrome taps, Main Eco Lite wall mounted combi boiler.

### Kitchen 9' 7" x 8' 1" (2.91m x 2.46m)

Wood double glazed door to the side aspect, wood double glazed window to the side aspect, range of units to the base and eye level, granite worktops, stainless steel undermount sink, chrome mixer tap, integral fridge freezer, integral Beko slimline dishwasher, Zanussi freestanding gas hob/electric oven, inset ceiling spotlights, radiator.

### Sitting Room 18' 0" x 15' 3" (5.49m x 4.66m) (Max measurement)

Wood double glazed French doors to the rear, wood double glazed windows to each side of the doors, radiator, gas fire, marble effect hearth and surround, wood mantle.

### Green House / Conservatory 18' 9" x 6' 4" (5.71m x 1.94m)

Single glazed metal construction, power and light.

### Integral Garage 16' 10" x 7' 9" (5.12m x 2.36m)

## First Floor

### Landing

Loft access.

### Bedroom One 16' 7" x 11' 9" (5.06m x 3.59m) (Max measurement)

Wood double glazed window to the frontage, radiator, en-suite, inset ceiling spotlights.

### En-suite 5' 10" x 5' 1" (1.78m x 1.56m)

Wood double glazed window to the side aspect, shower enclosure, chrome wall mounted taps, low level WC, pedestal wash hand basin, chrome taps, radiator, extractor fan, part tiled, inset ceiling spotlights.

### Bedroom Two 13' 2" x 10' 0" (4.02m x 3.05m) (Max measurement)

Wood double glazed window to the frontage, radiator.

### Bedroom Three 13' 1" x 9' 0" (3.98m x 2.75m)

Wood double glazed window to the rear, radiator.

### Bedroom Four 12' 10" x 8' 6" (3.91m x 2.60m)

Wood double glazed window to the rear, radiator.

### Bathroom

Wood double glazed window to the side aspect, panel bath, chrome taps, pedestal wash hand basin, chrome taps, low level WC.

### Externally

To the frontage, gravel driveway, wall boundary, well stocked borders, access to the rear.

To the rear, fully decked, timber workshop with power and light, timber shed, water feature, timber pergola, fence boundary.



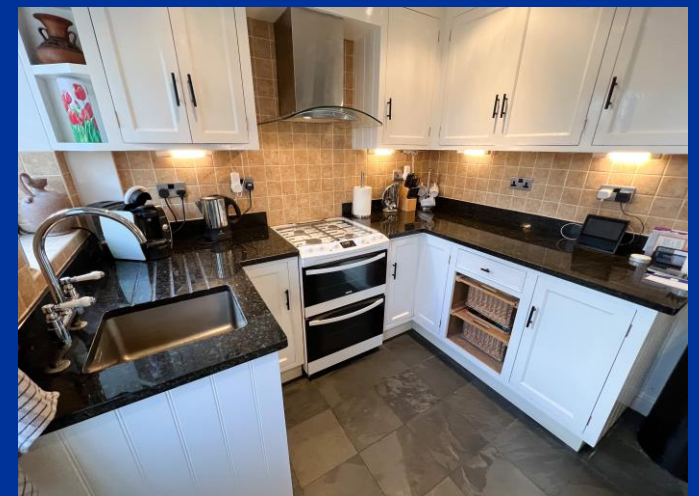


Note:

Council Tax Band: E

EPC Rating: TBC

Tenure: Believed to be Freehold







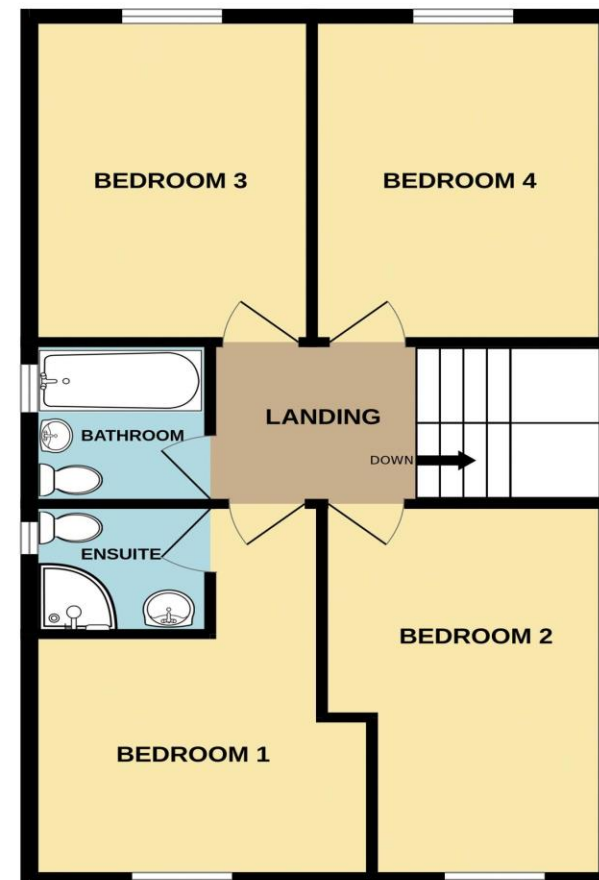




GROUND FLOOR



1ST FLOOR







## Directions

From Leek proceed out of the town on the A523 Macclesfield Road. Follow this road and take the first left into Rudyard Road signposted Rudyard. Follow this road to its extremity and at the mini roundabout turn right signposted Biddulph Moor, take the immediate right hand turn into The Drive, where the property is located on the right hand side.

## Situation

Rudyard is a lakeside village in Staffordshire, to the west of Leek and on the shore of Rudyard Lake. The village is situated some 10 miles South of Macclesfield which has a busy train station offering commuting times into Manchester of approximately 25 minutes and London of 1 hour 47 minutes. The property is located near the Cheshire border and ideally placed for an easy commute to Leek, Congleton, Macclesfield or Buxton. Leek is a thriving historic market which benefits from both independent local traders and supermarkets, including Morrisons and Sainsbury's. Rudyard is also well placed for good local schools and in the private sector, for Kings School and Beech Hall School, Macclesfield. The Rudyard Lake was built in 1797 to provide water for the Caldon Canal. The Rudyard Lake Steam Railway operates steam trains along a one and a half mile track along the eastern side of the lake. The western shore is part of the Staffordshire Way, a long distance footpath. The lake is home to Rudyard Lake Sailing Club and the Rudyard Lake Steam Railway, and is a popular tourist attraction.

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