Whittaker&Biggs Est. 1930
Rostons Group







Hillrise Lake Road, Rudyard, Leek, Staffordshire, ST13 8RN

Asking Price £500,000

- Extended four bedroom detached family home
- Stunning countryside views
- Utility and WC
- New double glazing
- 1940s design, with an abundance of original feature
- Three reception rooms
- Ensuite to bedroom one
- Substantial plot
- Hand made kitchen with Lacanche range cooker
- Garage

45-49 Derby Street, Leek, Staffordshire, ST13 6HU
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Hillrise Lake Road, Leek ST13 8RN

This stunning four-bedroom detached family home is nestled in an elevated position, providing spectacular views of Rudyard Lake and the surrounding countryside. The property has been extended by the current vendors creating a garden room, utility/WC to the ground floor and bedroom with ensuite to the first floor. Located on a substantial plot having drive, garage, impressive front and rear gardens which incorporate an organic garden area. The property boasts three reception rooms, ensuite and bathroom and four sizeable bedrooms. The character and charm of the original design can be seen throughout, with an Art Deco decor, oval bay windows, feature tiled fireplaces along with some unique additions which have been incorporated into the property. To mention is the Ted Todd Versailles parquet flooring, which is 200-year-old French Oak engineered panels and is laid within the Garden Room, Lounge and Kitchen. Ted Todd oak new flooring to bedroom one, Lacanche professional range cooker, Bette bath, Sanitan sink/WC, Versace wallpaper in the hallway and lounge and the use of Edward Bulmer natural paint in the majority of the property.

4 2 3 D

Council Tax Band: E





Entrance Hallway
Wood double glazed door to the front elevation, wood double glazed window to the front elevation, radiator, stairs to the first floor with storage cupboard, parquet flooring. - Size : -

Dining Room
12'5" x 14'0"
Double glazed oval bay wood window to the front elevation, double glazed window to the side elevation, three traditional cast iron radiators, parquet flooring, stone fireplace with stone hearth and mantle incorporating open fire. - Size : - 12' 5" x 14' 0" (3.79m x 4.27m)

Lounge
9'11" x 8'9"
Ted Todd Versailles French Oak parquet flooring, tiled hearth, surround and mantle incorporating wood burning stove, wood double glazed window to the side elevation, double recess doors into Garden Room. - Size : - 9' 11" x 8' 9" (3.01m x 2.66m)

Garden Room
10'0" x 18'3"
Ted Todd Versailles French Oak parquet flooring, two double glazed sash windows to the rear elevation, double glazed bi folding doors to the side elevation, Velux style windows to the side elevation, Stable door to the rear garden. - Size : - 10' 0" x 18' 3" (3.04m x 5.55m)

Kitchen
19'0" x 9'4"
Quartz worksurface, stainless steel inset sink unit with mixer tap incorporating hose and drainer, Lacanche range style cooker with 5 gas burner, warming drawers, electric and gas ovens, antique brass splashbacks, built in extractor fan to the ceiling, inset downlights, two stain glass windows, integral fridge, integral freezer, larder cupboard and integral bin storage. - Size : - 19' 0" x 9' 4" (5.79m x 2.84m)

Utility
7'7" x 8'5"
Range of units to the base and eye level, Worcester gas fired boiler, plumbing for washing machine, space for dryer, UPVC double glazed door to the front elevation, window to the side elevation, integral fridge, recess, radiator, stainless steel worksurface. - Size : - 7' 7" x 8' 5" (2.30m x 2.56m)

WC
2'5" x 4'2"
Lower level WC, sink unit with chrome mixer tap, double glazed window to the rear elevation, radiator. - Size : - 2' 5" x 4' 2" (0.74m x 1.28m)

First Floor
- Size : -

Landing
Wood double glazed window to the side elevation, loft access. - Size : -

Bedroom One
9'5" x 11'0"
Velux window with fitted blind to the side elevation, double glazed sash window to the rear elevation, radiator, walk in wardrobe. - Size : - 9' 5" x 11' 0" (2.86m x 3.35m)

Ensuite
7'0" x 4'5"
Walk in shower cubicle with brass style fitment, bowl sink unit set on table with brass style mixer tap, WC, radiator, double glazed window to the front elevation, wall lights, extractor fan. - Size : - 7' 0" x 4' 5" (2.14m x 1.34m)

Bathroom
6'9" x 6'8"
Panelled Bette bath with traditional style taps, Sanitan pedestal wash hand basin, Sanitan WC, radiator, part panelled walls, wood double glazed window to the side elevation. - Size : - 6' 9" x 6' 8" (2.07m x 2.04m)

Bedroom Two
12'5" x 14'3"
Oval bay double glazed window to the front elevation with great views, radiator, built in wardrobe, overhead storage. - Size : - 12' 5" x 14' 3" (3.79m x 4.34m)

Bedroom Three
9'11" x 12'0"
Radiator, wood glazed window to the rear elevation. - Size : - 9' 11" x 12' 0" (3.03m x 3.65m)

Bedroom Four

10'2" x 7'1"

Radiator, wood double glazed window to the front elevation. - Size : - 10' 2" x 7' 1" (3.11m x 2.16m)

Outside

Externally to the front is driveway, access to Garage. Indian stone steps leading to the front door, area laid to lawn, well stocked borders, walled and hedged boundaries. To the side is continuation of Indian stone patio with access to Utility. To the other side is an Indian stone path, well stocked borders. To the rear is Indian stone path, gravelled area, tiered garden mainly laid to lawn, with organic garden area with fruit trees, bushes and vegetable patch. - Size : -

Garage

8'11" x 17'5"

Up and over door, two windows to the side elevation, window to the rear elevation, power and light connected. - Size : - 8' 11" x 17' 5" (2.73m x 5.31m)

- Size : -

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.






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Directions

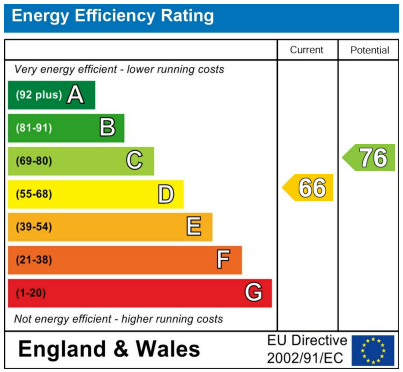
From our Derby Street, Leek, offices proceed out of the town on the A523, Macclesfield Road. After leaving the town take the first turning left signposted Rudyard. Follow this road to its extremity and at the mini roundabout turn right and immediately right again into Lake Road. The property is situated on the left hand side, identifiable by our for sale board.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

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