



Ishtar Lake Road, Rudyard, Staffordshire, ST13 8RN

Offers In The Region Of £488,000

- Detached property
- Studio
- Outdoor home office
- Stunning views
- Sauna and steam room
- EPC rating D

Ishtar Lake Road, Rudyard ST13 8RN

This immaculately presented two-bedroom detached bungalow is nestled within an impressive plot, spanning approximately 0.42 acres or thereabouts. The property offers convenience to Rudyard Lake, also having special views of the lake. Within the grounds of the property are a number of garden buildings, firstly a timber studio which can be accessed independently via an electric remote-controlled gate from Camrose Hill, alternatively via a stepped access from the garden. The studio has stunning views of the countryside, a real retreat, with power/light, patio doors and useful storage behind. Within the rear garden is a pine home office with light/power, Scandinavian steam room, timber shed and greenhouse. To the frontage is a raised patio, ideal throughout the summer months, tarmacadam driveway for a number of vehicles, garage with electric door, power, light and useful utility store.

Internally the property is just as impressive, having recently had a refitted contemporary kitchen and ensuite shower room. The accommodation comprises of a dual aspect sitting room with modern multi-fuel stove, kitchen, utility area, two double bedrooms which could easily be reconfigured into three, one bedroom with en-suite shower room and a family bathroom. The recently fitted Howdens kitchen has bespoke Apollo slab tech ice white acrylic worktops and is equipped with an integral Lamona induction hob, two Lamona electric fan assisted ovens and an integral Lamona dishwasher. The bathroom has contemporary white



Council Tax Band: F



Entrance Porch

5'5" x 4'1"

Composite double glazed door to the side aspect with sidelight window, UPVC double glazed circular window to the frontage, tiled floor. - Size : - 5' 5" x 4' 1" (1.66m x 1.24m)

Hallway

11'2" x 10'6" Max measurement

UPVC double glazed door to the frontage, radiator. - Size : - 11' 2" x 10' 6" (3.40m x 3.20m)

Max measurement

Sitting Room

22'1" x 15'3" Max measurement

UPVC double glazed bay window to the frontage, UPVC double glazed patio doors to the rear, multi fuel log burner, granite hearth and surround, 2 x radiators. - Size : - 22' 1" x 15' 3" (6.73m x 4.66m) Max measurement

Kitchen

15'3" x 10'1" Max measurement

UPVC double glazed window to the rear, Howdens units to the base and eye level, bespoke Apollo slab tech ice white acrylic worktops, under mount ceramic sink, nickel mixer tap, Lamona ceramic induction hob, 2 x electric fan assisted ovens, space for under counter fridge and freezer, integral Lamona dishwasher, anthracite horizontal column radiator, inset ceiling spotlights. - Size : - 15' 3" x 10' 1" (4.64m x 3.07m) Max measurement

Utility room

6'5" x 4'0"

UPVC double glazed window to the rear, UPVC double patio doors to the side aspect, space and plumbing for a washing machine.

- Size : - 6' 5" x 4' 0" (1.96m x 1.23m)

Dining Room

14'1" x 9'11"

UPVC double glazed window to the side aspect, UPVC double glazed door to the rear, radiator.

- Size : - 14' 1" x 9' 11" (4.29m x 3.02m)

Bedroom One

16'2" x 11'9"

UPVC double glazed window to the frontage, fitted wardrobes, radiator. - Size : - 16' 2" x 11' 9" (4.93m x 3.58m)

En-suite

10'10" x 3'2"

UPVC double glazed window to the side aspect, shower enclosure, rainfall shower head, chrome fitments, concealed cistern low level WC, vanity wash hand basin, chrome mixer tap, white horizontal column radiator. - Size : - 10' 10" x 3' 2" (3.29m x 0.96m)

Bedroom Two

11'8" x 9'11"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, radiator. - Size : - 11' 8" x 9' 11" (3.56m x 3.03m)

Bathroom

7'5" x 8'1"

UPVC double glazed window to the rear, corner spa bath, chrome mixer tap, low level WC, vanity wash hand basin, chrome mixer tap, inset ceiling spotlights, extractor fan, radiator. - Size : - 7' 5" x 8' 1" (2.26m x 2.46m)

Loft

Part boarded, pull-down-ladder, light, housing the Worcester combi boiler. - Size : -

Garage

18'11" x 16'3"

Electric garage door, power and light, units to the base and eye level. - Size : - 18' 11" x 16' 3" (5.76m x 4.96m)

Utility / Store

3'3" x 18'11"

UPVC door to the frontage, space for a tumble dryer, storage behind. - Size : - 3' 3" x 18' 11" (1.00m x 5.76m)

Studio

12'8" x 12'2"

Timber construction, UPVC double glazed patio doors to the frontage, UPVC double glazed window to the frontage, power and light, views beyond. - Size : - 12' 8" x 12' 2" (3.86m x 3.72m)

Externally

To the frontage, tarmacadam driveway, paved viewing patio, area laid to gravel, mature trees and shrubs, gated access to the rear from both sides.

To the rear, paved patio, fishpond, laid to lawn, half moon patio, brick BBQ, decked area, mature trees and shrubs, fence and hedge boundary, motion detection security lighting and cameras, electric gates.

Total 0.42 acres. - Size : -

Outbuildings

Scandinavian wood sauna and steam room, pine home office, timber studio, timber shed, all with light and power. Greenhouse with power (currently used a gym). - Size : -

AML REGULATIONS

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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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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. Follow this road for a short distance, where the property is situated on the left hand side, just after the entrance to the Rudyard Lake Hotel, identifiable by a Whittaker &

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		