



## The Beeches Lake Road, Rudyard, Staffordshire, ST13 8RN

Offers In The Region Of £455,000

- Semi detached property
- 3 bedrooms
- Highly sought after location next to Rudyard Lake
- Garage and private driveway
- Large kitchen diner
- 2 reception rooms
- Bathroom with claw foot bath, separate shower enclosure and high level WC
- NO CHAIN!



# The Beeches Lake Road, Rudyard ST13 8RN

Whittaker & Biggs are delighted to offer to the market, this delightful semi-detached house which offers a perfect blend of character and modern living. Built in 1900, the property exudes a sense of history while providing ample space for a family or those seeking a comfortable home.

The house features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a seamless flow between spaces. With three well-proportioned bedrooms, there is plenty of room for rest and relaxation, making it an excellent choice for families or individuals alike.

The property boasts a well-appointed bathroom, ensuring convenience for daily routines. Outside, you will find parking available for two vehicles, a valuable asset in this desirable location.



Council Tax Band: D



## **Lower Ground Floor**

### **Garage**

18'1" x 12'4"

Wood glazed double doors to the frontage, UPVC double glazed window to the frontage, power and light.

## **Ground Floor**

### **Hall**

6'10" x 3'4"

Wood door with transom window to the side aspect, UPVC double glazed window to the side aspect, tiled floor, radiator, stairs to the first floor.

### **Dining Room**

13'1" x 12'10"

UPVC double glazed bay window to the frontage, UPVC double glazed window to the side aspect, log burner, brick hearth and surround, wood lintel, radiator.

### **Sitting Room**

14'8" x 14'4"

UPVC double glazed window to the side aspect, log burner, stone hearth, brick chimney breast, radiator, tiled floor, stairs down to the garage.

### **Kitchen Diner**

18'2" x 11'8"

UPVC double glazed French doors to the side aspect, UPVC, double glazed window to the side aspect, units to the base and eye level, wood work top,

Rangemaster oven, ceramic Butler sink and a half, chrome mixer tap, spray tap, space for a free standing fridge freezer, space for a dining table and chairs, inset ceiling spotlights, tiled floor.

### **Utility Room**

6'2" x 6'0"

Space and plumbing for a washing machine, space for a tumble dryer, tiled floor.

## **First Floor**

### **Landing**

18'6" x 2'7"

Inset ceiling spotlights.

### **Bedroom One**

13'1" x 12'5"

UPVC double glazed window to the frontage with secondary glazing, radiator, built in wardrobe.

### **Bedroom Two**

11'4" x 7'7"

UPVC double glazed window to the side aspect, built in wardrobe, radiator.

### **Bedroom Three**

11'8" x 8'0"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, radiator, inset ceiling spotlights.

## Bathroom

11'4" x 7'2"

UPVC double glazed window to the side aspect, double ended claw foot bath, chrome telephone style mixer tap and shower attachment, walk in shower enclosure, chrome fitment, rainfall shower head, pedestal wash hand basin, chrome taps, high level WC, part tiled, chrome ladder radiator, inset ceiling spotlights.

## Externally

To the frontage, cobblestone driveway.

To the rear, decked area, area laid to lawn, fence, boundary, dry stone wall, mature trees and shrubs.



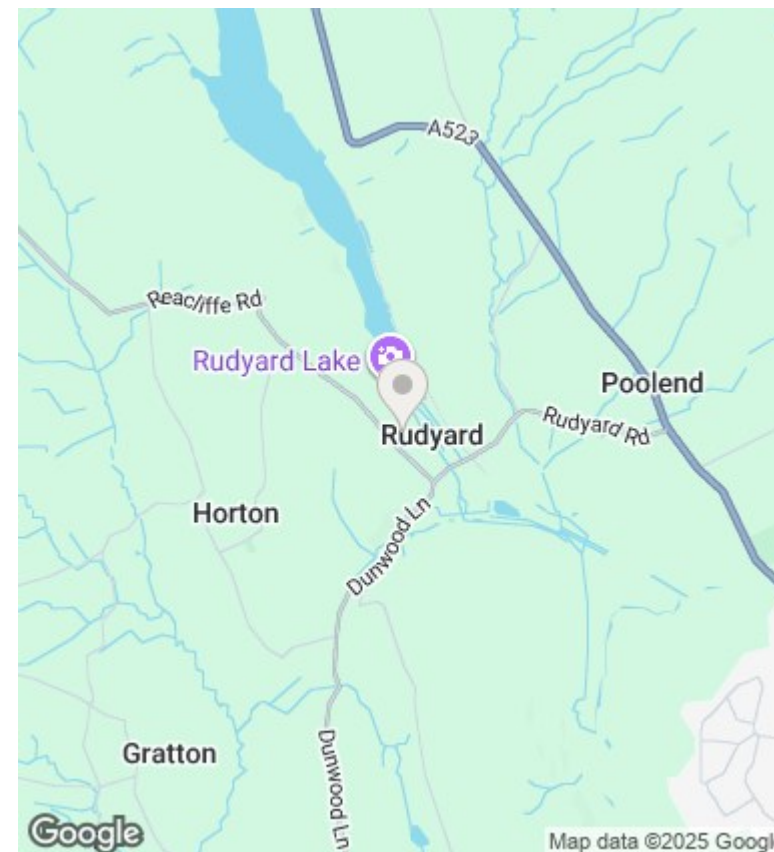








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		