






An opportunity to purchase a stunning family home with an integrated duplex apartment with its own entrance and facilities

Perfect for live in parents, teenagers or as an income generating Airbnb

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**Main House:**

Welcoming entrance hall with feature lighting on the staircase  
 Stunning lounge with a feature fireplace and gas fire and breath-taking views

Spacious dining room open plan to the lounge

Solid wood kitchen that is open plan to a dining area with beautiful views over the city

Dining area benefits from access to a large balcony for al fresco dining whilst enjoying the views

Second reception room or fifth bedroom if needed (not included in photography)

Useful downstairs utility and WC

Four double bedrooms upstairs – the master with an en-suite shower room and mirrored robes

Luxury family bathroom with a separate shower and corner bath

**Duplex Apartment:**

Purpose built with its own front door and electric board

Modern fully fitted kitchen with space for dining

Downstairs WC and store

Delightful living room with patio doors to decking with stunning views over the city

Two double bedrooms upstairs, the master with amazing views

Modern shower room and storage

Oil fired central heating system controls both properties

Fully double glazed

**Basement Level:**

Superb pool room with a WC and an area for a bar

Office with a WC ideal for those that work from home or need peace and quiet

Fully enclosed easily maintained garden and a feature lit decked area for summer BBQs

Ample parking to the front of the property

Situated in a quiet cul-de-sac location close to a range of





## Double Up!

Discover a unique blend of family living and practicality in this remarkable property that offers a wonderful opportunity to own a magnificent family home accompanied by an integrated duplex apartment. This home is perfectly suited for families looking for additional space for live-in parents, teenagers seeking independence, or as an avenue for generating income through Airbnb for example.

The main house welcomes you with an inviting entrance hall, highlighted by feature lighting on the staircase. The lounge boasts a feature fireplace with a gas fire and windows that frame breath-taking views and it is open plan to a spacious dining room. As always the heart of the home is the kitchen, beautifully crafted solid wood units and integrated appliances lead to an open plan dining area, where every meal is enjoyed against the backdrop of panoramic city views. This area provides access to a large balcony, providing easy al fresco dining whilst enjoying the special views. A versatile second reception room presents the option of a fifth bedroom, although not captured in the photography.

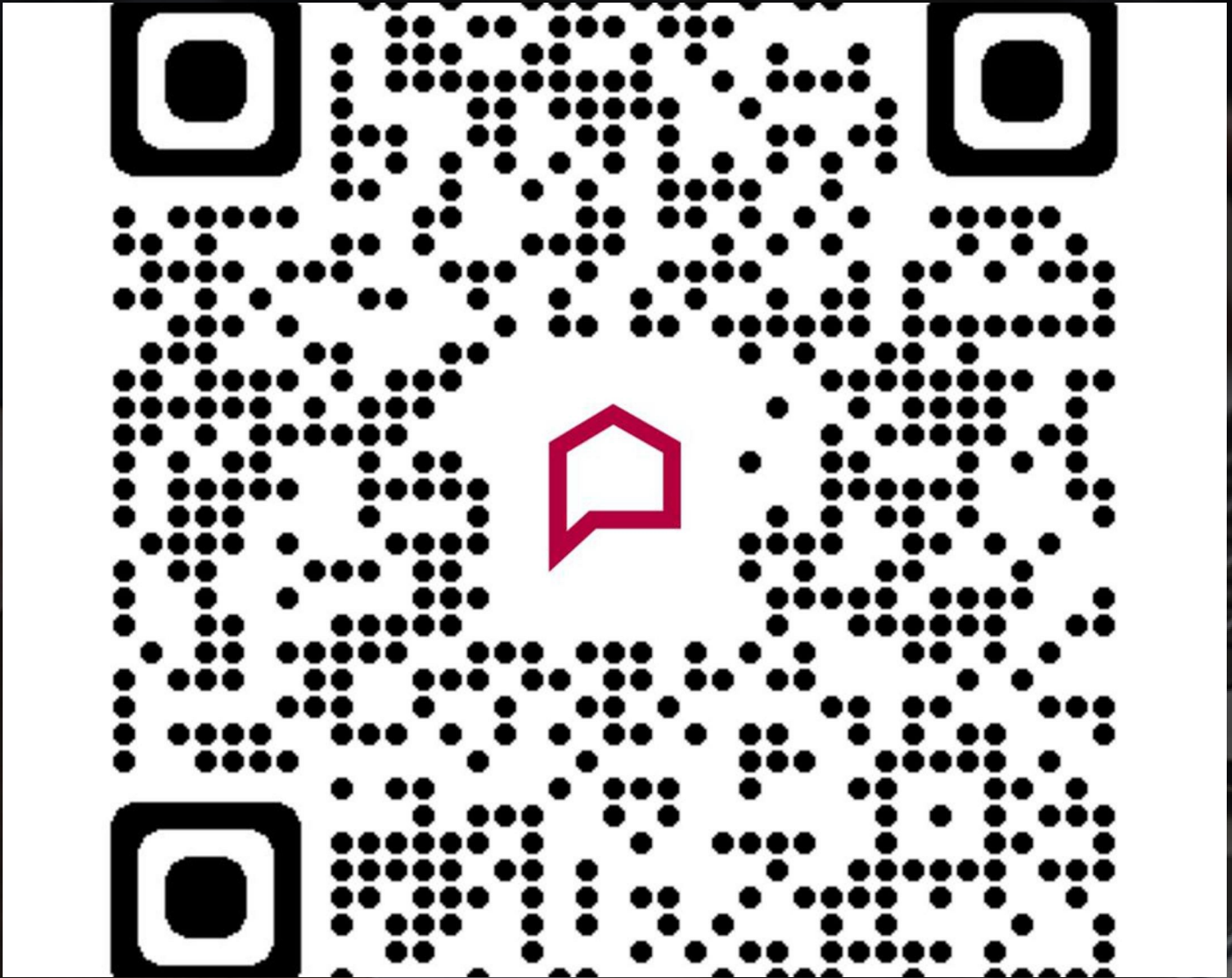
The first floor features four double bedrooms, the master suite boasting an ensuite shower room and mirrored robes. The luxury family bathroom, equipped with a separate shower and a corner bath is ideal for a busy household.

The duplex apartment offers an added dimension of independent living within the same property. Purpose-built, with its own front door and electrics, it features a modern fully fitted kitchen with space for dining, a cosy living room with patio doors leading to a decked balcony that offers stunning views, and two double bedrooms upstairs. A modern shower room and ample storage complete the apartment's amenities.

The very impressive basement level reveals a superb pool room with a WC. There is also a separate office with a WC, ideal for those working from home. The property also boasts a fully enclosed rear garden with a feature lit decked area .



Asking Price £500,000



**Mortgage advice is available from our in-house Mortgage Advisor,  
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### **REQUEST VALUATION**

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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