

# curtis law

## ESTATE AGENTS



### Broken Stone Road, Darwen

\*\*\* INTEGRATED KITCHEN WITH APPLIANCES AND A FLOORING PACKAGE THROUGHOUT \*\*\*

An ideal home for a growing family, with generous sized rooms and good storage, fitted with energy efficient features including solar PV panels. Located towards the front of the development, this family home sits with a West facing garden accessed from the generous kitchen/diner. The heart of this home, with handy utility room in the far corner.

The living room would comfortably accommodate a corner sofa or 2 smaller sofas and chair, ready to enjoy a night in with the family.

Upstairs, bedroom 1 is complete with an en-suite shower room, bedroom 2 big enough for a double bed and wardrobes, ready for overnight guests and 2 smaller sized bedrooms make the ideal space for children or even a home study.

\*\*\* ESTIMATED BUILD COMPLETION JULY/AUGUST 2024 \*\*\*

PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Up to 5% deposit contribution / £15,249\*
- Use bedroom 3 or 4 for the children/home office/dressing room
- West facing
- Benefit from optional upgrades when you reserve early
- 1099 sq ft
- En-Suite Off Master Bedroom
- Freehold
- Single detached garage and driveway
- 10 year NHBC warranty

**Chain Free £284,995**

# Broken Stone Road, Darwin

## Living Room

14'6" × 10'8" (4.43m × 3.27m)

Where given room dimensions are maximums, ±50mm, and include any fitted wardrobes or similar features

## Kitchen/Diner

17'7" × 11'1" (5.36 × 3.38)

Where given room dimensions are maximums, ±50mm, and include any fitted wardrobes or similar features

## Master Bedroom

10'4" × 12'5" (3.17m × 3.79m)

Where given room dimensions are maximums, ±50mm, and include any fitted wardrobes or similar features

## Bedroom Two

10'4" × 10'11" (3.17m × 3.35m)

Where given room dimensions are maximums, ±50mm, and include any fitted wardrobes or similar features

## Bedroom Three

6'10" × 10'9" (2.10m × 3.30m)

Where given room dimensions are maximums, ±50mm, and include any fitted wardrobes or similar features

## Bedroom Four

7'3" × 6'10" (2.23m × 2.10m)

Where given room dimensions are maximums, ±50mm, and include any fitted wardrobes or similar features

A bright, modern living and dining area. The living room features a grey sofa with red and purple cushions, a wooden coffee table with a plant and fruit, and a large window. The dining area has a wooden table with white chairs. The kitchen is visible in the background with white cabinetry.

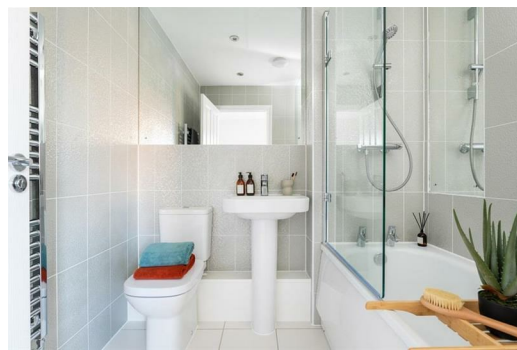
A close-up view of the living room, showing a grey sofa with red and purple cushions, a wooden coffee table with a plant and fruit, and a large window.

A modern kitchen with white cabinetry, a white countertop, and a white door. The kitchen is bright and clean.

A bedroom with a white bed, yellow and purple striped wall, and a white ladder. The room is bright and modern.

A bedroom with a white bed, yellow and purple striped wall, and a white ladder. The room is bright and modern.

A bedroom with a white bed, yellow and purple striped wall, and a white ladder. The room is bright and modern.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales		EU Directive 2002/91/EC