

# curtis law

## ESTATE AGENTS



### Broken Stone Road, Darwen

\*\*\* APPROX BUILD COMPLETE SEPTEMBER/OCTOBER 2024 \*\*\* PLOT 197 \*\*\*

Easymover is available here, which means you could provisionally reserve a new Taylor Wimpey home at this development - even if you haven't sold your existing property. That's not all, with easymover, we'll make your house move as stress free as possible. We'll liaise with your estate agent on your behalf, we'll pay their fees and we'll manage the whole house selling process - making your life so much easier! Take a look at our easymover page for more information. Terms and conditions apply to the Easymover scheme.

Set along the front of the development, this large family home has a separate dining room and the living room leads out to the garden.

This large scale home provides enough space for your family and additional room to socialise. A handy utility area and extra storage cupboard in the kitchen helps to keep everything tidied away and there's an additional dining area.

Both the kitchen and living room have French doors which flood these rooms with natural light from the South facing garden. With ample space for sofas, chairs and tables in the living room you can create your ideal relaxation space and another reception room off the hallway is designed to be a formal dining area, but you could utilise this for something else to suit your needs, maybe an office or separate TV room for children?

- Largest home on the development
- 2 en-suite shower rooms
- Solar panels
- Separate dining room
- South facing garden
- Autumn 2024 move in
- EV car charging
- French doors
- 10 year NHBC warranty

**Chain Free £399,995**

# Broken Stone Road, Darwen

## Living Room

12'9" x 17'3" (3.90 x 5.26)

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

## Kitchen

18'8" x 10'9" (5.69 x 3.30)

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

## Dining Room

10'0" x 10'5" (3.06 x 3.20)

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

## Master Bedroom

14'11" x 12'5" (4.57 x 3.80)

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

## Bedroom Two

12'5" x 11'6" (3.81 x 3.52)

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

## Bedroom Three

11'1" x 8'9" (3.40 x 2.69)

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

## Bedroom Four

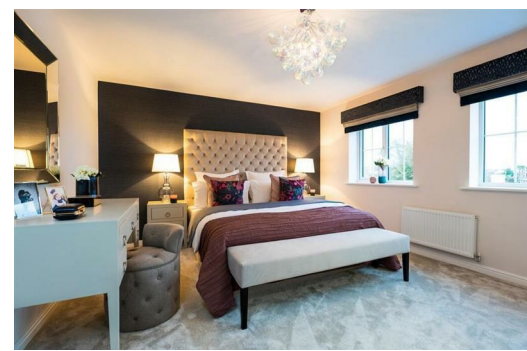
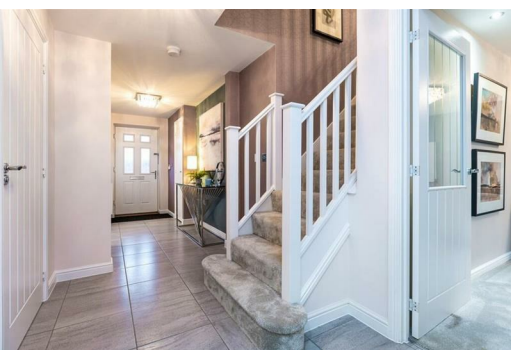
10'9" x 8'9" (3.28 x 2.69)

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

## Bedroom Five

9'4" x 9'10" (2.85 x 3.00)

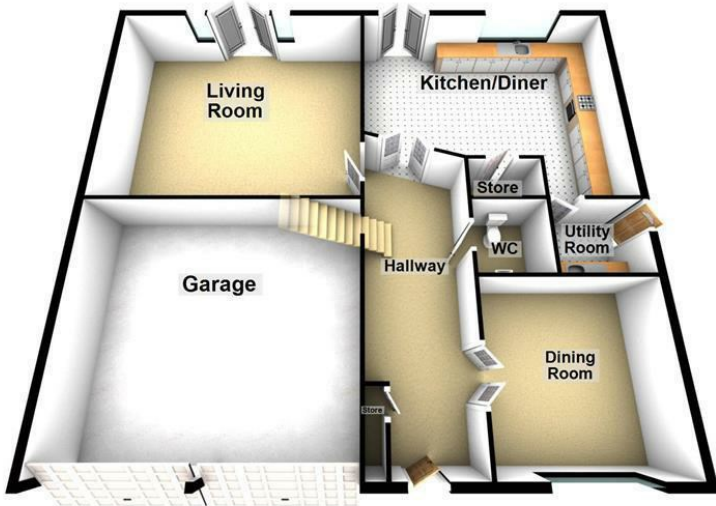
Where given room dimensions are maximums,  $\pm 50$ mm, and include any fitted wardrobes or similar features



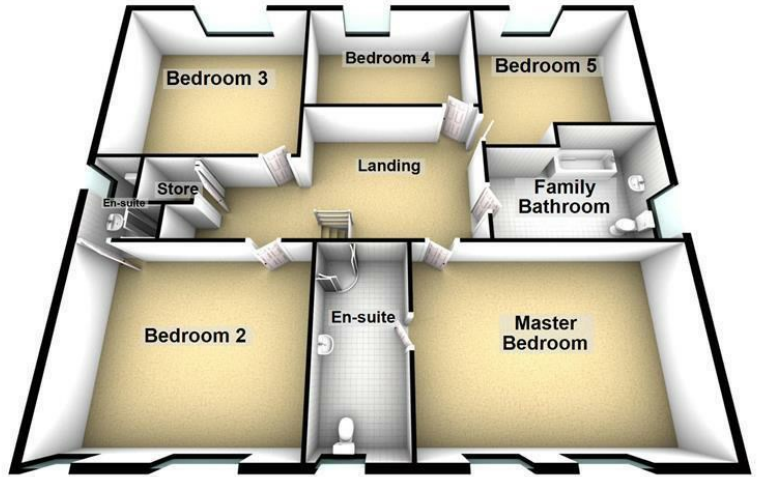




Ground Floor



First Floor



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>		
EU Directive 2002/91/EC		
England & Wales		
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>		
EU Directive 2002/91/EC		
England & Wales		