

# curtis law

## ESTATE AGENTS



### Broken Stone Road, Blackburn

Generous sized family home with a sociable sized kitchen/diner, utility area, space for under stairs storage and driveway with detached garage.

The Lydford would suit all homebuyers. A generous living room and sociable kitchen with diner provides 2 perfect spaces for relaxing and entertaining alike. A handy utility area in the kitchen also gives some extra space to keep your household goods hidden away and the dining area looks out onto a south facing garden.

On the first floor, the main double bedroom has the luxury of an en-suite shower room. The second double bedroom would make a perfect guest bedroom whilst 2 further bedrooms would suit small children, or you could transform one into a home study if needed. The flexibility of these rooms adds to the appeal of the home.

If you reserve early, you can choose from a wide range of optional upgrades to add your personal style to your brand new home.

[View Taylor Wimpey's show home, now available!](#)

- South Facing Garden
- Single Garage & Driveway
- Virtual Tour Available
- £5,858 Upgraded Spec
- Utility Room
- 10-Year NHBC Warranty
- Summer Move In
- Downstairs WC
- Great For Families Or Downsizers

**Chain Free £287,995**

# Broken Stone Road, Blackburn

## Ground Floor

### Hallway

### Living room

14'6" x 10'8" (4.43 x 3.27)

### Kitchen/Diner

17'7" x 11'1" (5.36 x 3.38)

### Utility Room

### Downstairs WC

## First Floor

### Master Bedroom

10'4" x 12'5" (3.17 x 3.79)

### En-Suite

### Bedroom Two

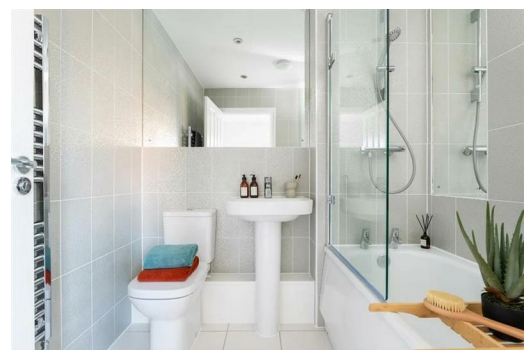
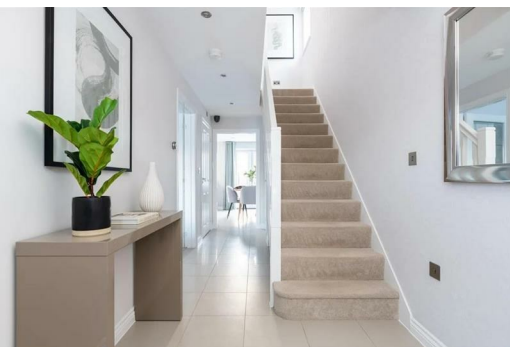
10'4" x 10'11" (3.17 x 3.35)

### Bedroom Three

6'10" x 10'9" (2.10 x 3.30)

### Bedroom Four

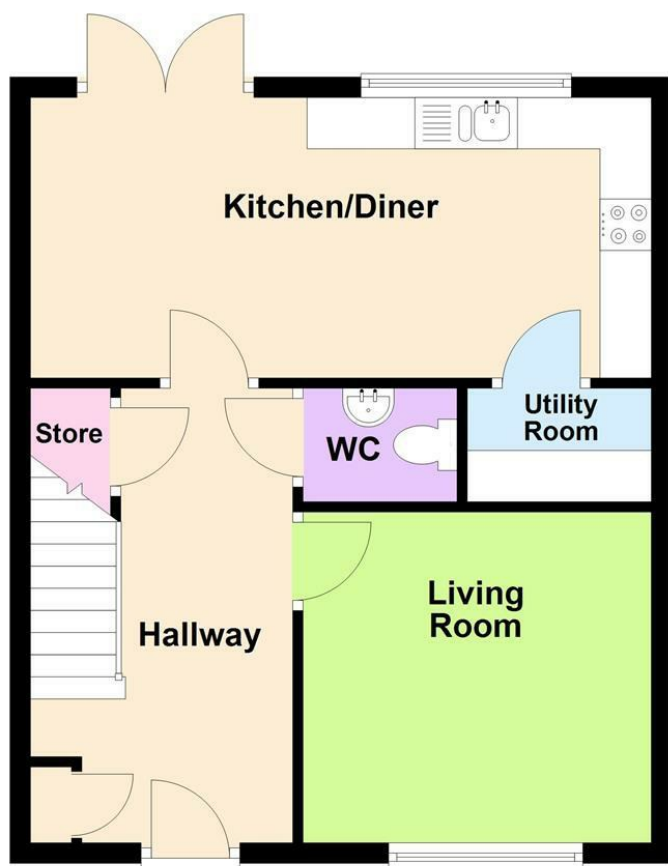
7'3" x 6'10" (2.23 x 2.10)



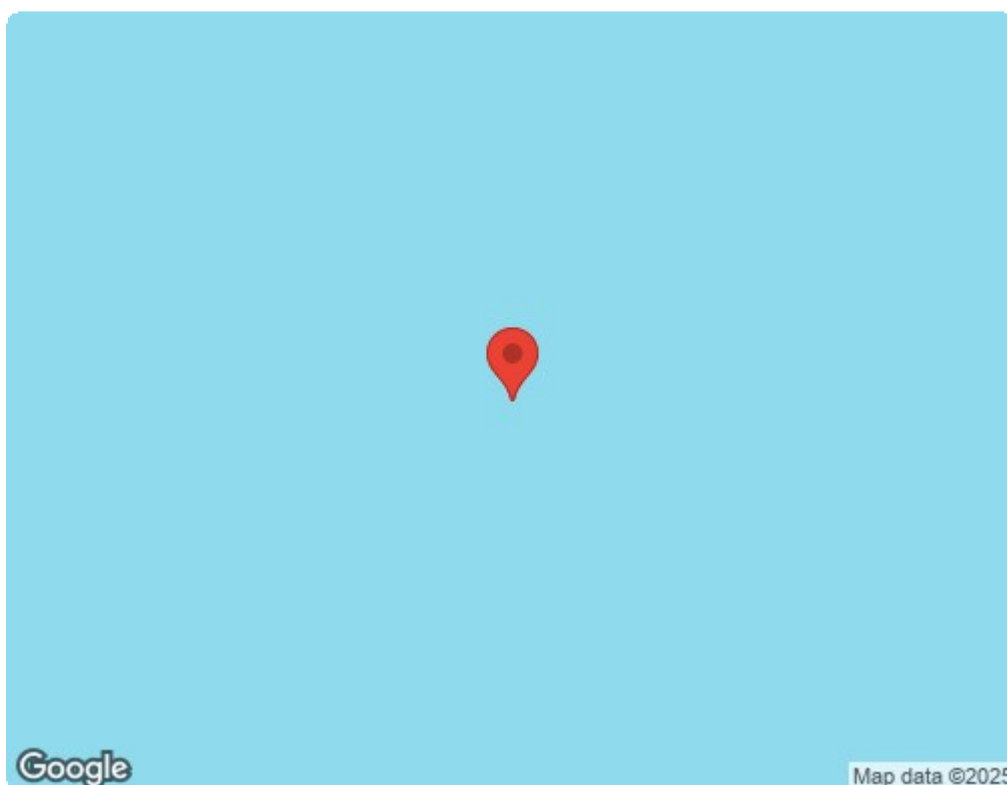




Ground Floor



First Floor



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