

curtis law

ESTATE AGENTS



Broken Stone Road, Blackburn

*** Over £7,700 Upgraded Specification ***

A modern home boasting two floors of ample living space and an integral garage, perfect for families seeking extra room.

This home would suit a growing family, with sociable spaces downstairs to enjoy those precious moments and bedrooms to suit all needs.

A good sized lounge could be a lovely spot for you to gather for a relaxed family evening or spend the night catching up with friends. The modern kitchen is fitted with energy efficient fixtures and has a dining area for sit down meals, complete with French doors opening to the west facing garden, making this a socialising hot spot for the weekends.

Upstairs are 3 generous double sized bedrooms with the main bedroom complete with an en-suite and walk in wardrobe. A fourth bedroom is an ideal size for a home office or maybe a TV/games room yet also makes a great children's room.

Outside, the cars are catered for thanks to the integral garage and driveway, the home is located on a corner towards the front of the development.

- Over £7,000 Upgraded Spec
- West Facing Garden
- Great Family Home
- Summer Move-In
- Sociable Kitchen/Diner
- Energy Efficient
- Master Bed Has Walk-In Wardrobe & En-Suite
- 10-Year NHBC Warranty
- Integral Garage With EV Charging

Chain Free £323,995

Broken Stone Road, Blackburn

Ground Floor

Hallway

Living Room

12'7" x 14'10" (3.84 x 4.53)

Kitchen/Diner

17'8" x 9'4" (5.39 x 2.86)

Downstairs WC

First Floor

Master Bedroom

12'7" x 10'2" (3.84 x 3.10)

Bedroom Two

12'0" x 10'4" (3.66 x 3.15)

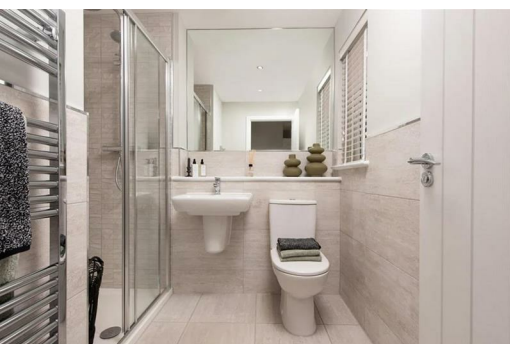
Bedroom Three

10'11" x 9'1" (3.33 x 2.79)

Bedroom Four

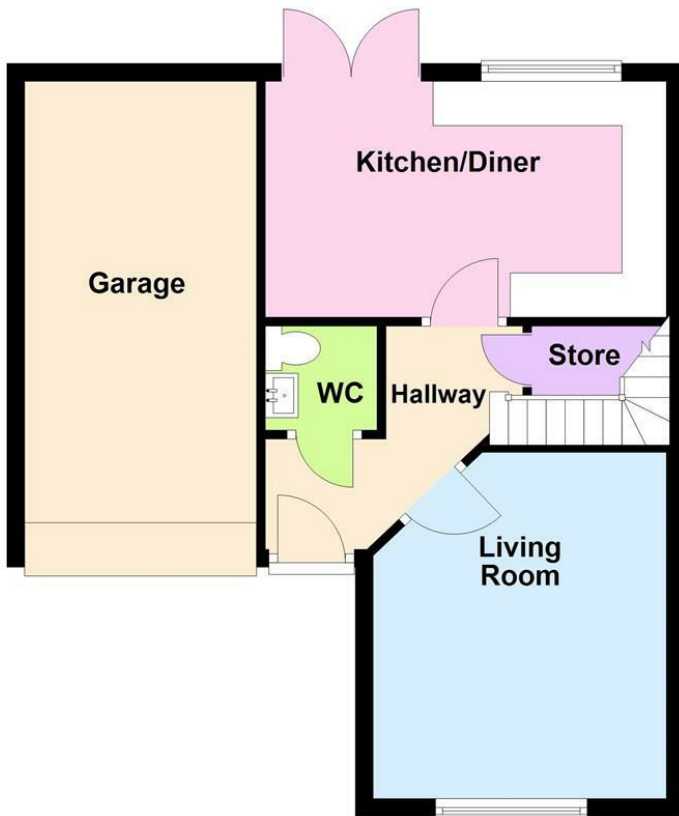
8'5" x 9'5" (2.58 x 2.88)

Bathroom

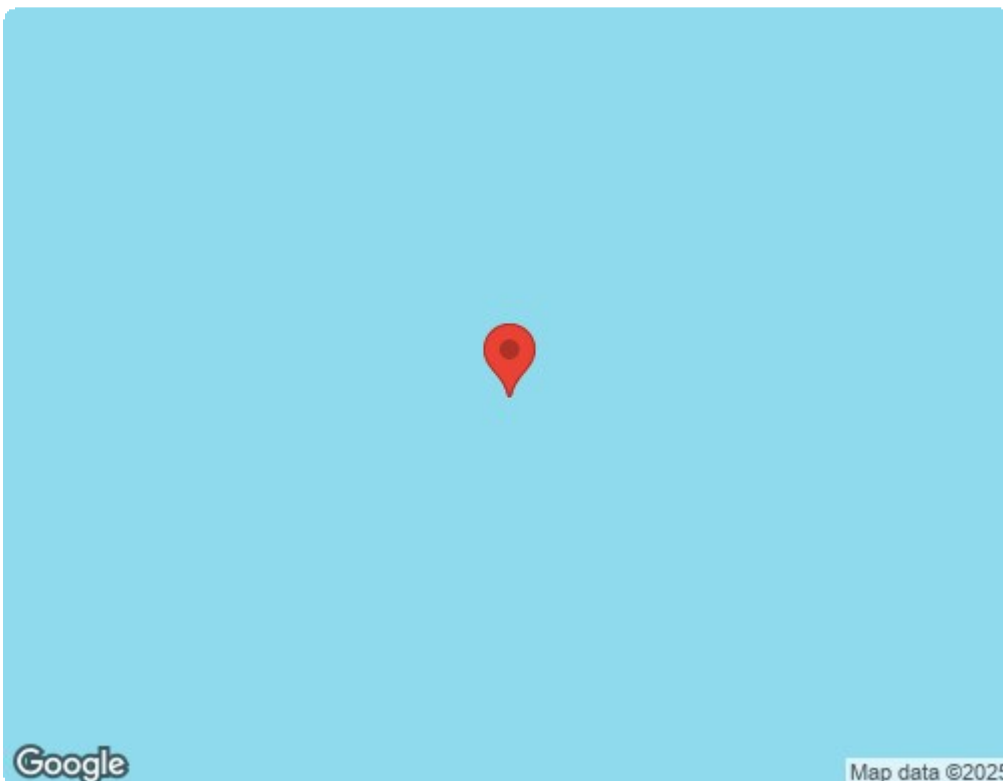




Ground Floor



First Floor



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