

curtis law

ESTATE AGENTS



Broken Stone Road, Blackburn

**** Personalise this home **** Don't miss out on the chance to include upgrades to personalise this home. Reserve early and benefit from a wide range of upgraded extras including kitchens, tiling, flooring and more, to cater to your required taste.

This family home features connecting doors that seamlessly transition the space between the kitchen/diner & the lounge, which features a bay window.

An impressive layout in this home provides perfect spaces for relaxing, working and entertaining. The lounge and kitchen can be kept separate or opened up to maximise the layout thanks to connecting doors - ideal if some of the family want to relax and watch tv whilst some want to have a chat in the kitchen.

The additional reception room to the front is designed to be a study, but can be adapted to suit your needs; whether you use this as a room for the children to play or have their games and TV set up, you have the flexibility.

The floor space in each bedroom will allow for double beds so you have luxurious spaces for the family and guests to sleep, with an en-suite in the main bedroom adding a convenient touch.

Reserve early enough and you can benefit from choosing to add an upgraded specification to suit your personal taste.

- South Facing Garden
- Large Kitchen/Diner
- Utility Room
- Detached Single Garage & Driveway
- Move In Autumn
- Ideal Family Home
- Separate Study/Home Office
- 10-Year NHBC Warranty
- Energy Efficient Features

Chain Free £355,995

Broken Stone Road, Blackburn

Ground Floor

Hallway

Study

6'10" x 8'8" (2.10 x 2.65)

Living Room

12'8" x 15'6" (3.88 x 4.74)

Kitchen/Diner

26'7" x 9'5" (8.11 x 2.88)

First Floor

Bathroom

Master Bedroom

12'8" x 9'11" (3.88 x 3.03)

Bedroom Two

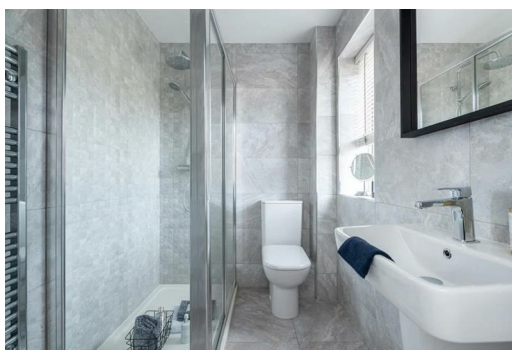
10'1" x 10'11" (3.09 x 3.33)

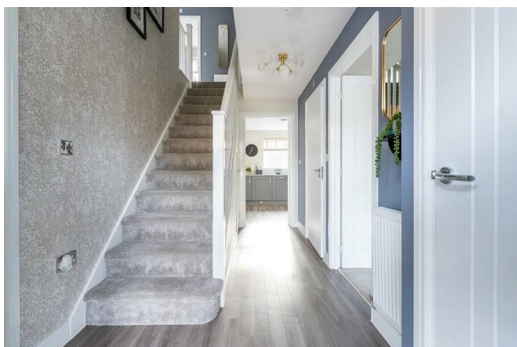
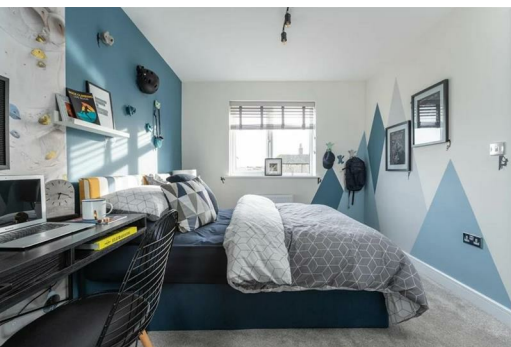
Bedroom Three

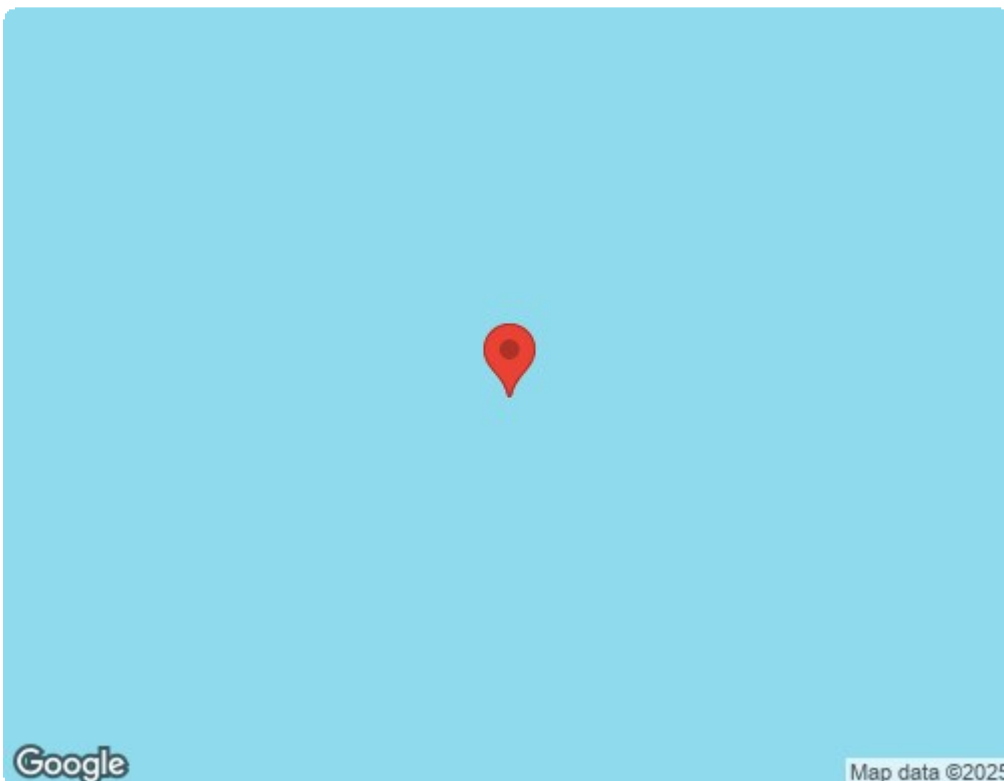
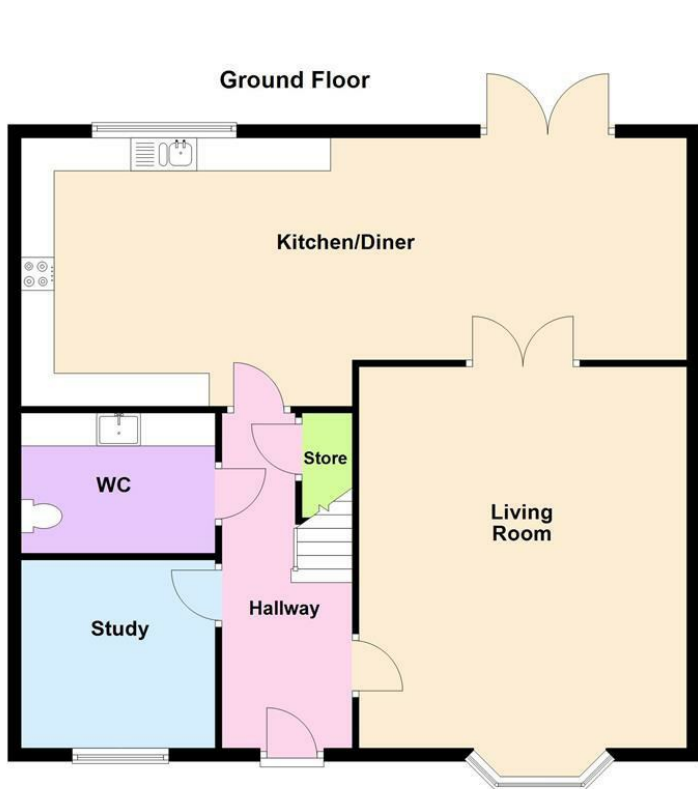
9'11" x 12'0" (3.03 x 3.66)

Bedroom Four

9'0" x 10'9" (2.75 x 3.28)







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		