

curtis law

ESTATE AGENTS



Broken Stone Road, Blackburn

**** Personalise this home, there is still time to reserve and add optional upgrades to this large family home, you can select from a choice of kitchens, tiling, flooring, finishing touches and more ****

Perfect home for a family, with spacious rooms to accommodate guests, enjoy socialising and relaxing with the option for a home office in one of the bedrooms.

The largest of our four bedroom homes, with beautiful spacious rooms allowing the whole family to enjoy relaxing and socialising. The living room features a bay window which floods the room with natural light, making it feel bright and airy. There's plenty of floor space in here to allow for a couple of comfortable sofas, coffee table or additional furniture.

An impressive size kitchen at the rear forms the heart of the home and makes the ideal room to gather friends and family for celebrations and enjoying sociable moments and is large enough to accommodate a family sized dining table by the French doors. There is also a useful utility area and a WC adding extra convenience.

Upstairs provides much needed space for a large family, with one of the bedrooms being useful to double up as a home office if needed. The main bedroom has it's own en-suite so the main bathroom could be used for sole use to the rest of the household.

- View Taylor Wimpey Show Home
- 10-Year NHBC Warranty
- Utility Room Off Kitchen
- Largest Four Bedroom
- Triple Glazed Windows
- Single Integral Garage
- Downstairs WC
- Summertime Move In
- Bay Window In Living Room

Chain Free £372,995

Broken Stone Road, Blackburn

Ground Floor

Hallway

Utility Room

Downstairs WC

Living Room

11'4" x 16'2" (3.47 x 4.94)

Kitchen/Diner

18'4" x 11'0" (5.61 x 3.36)

First Floor

Bathroom

Master Bedroom

14'8" x 11'0" (4.49 x 3.37)

Bedroom Two

13'8" x 11'0" (4.17 x 3.37)

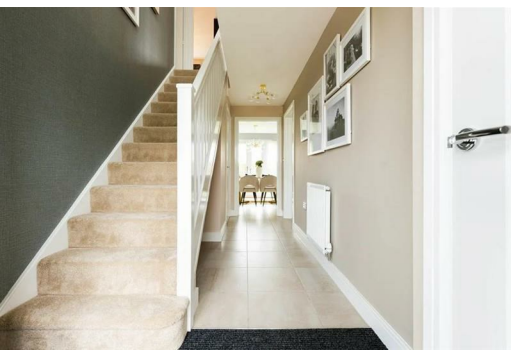
Bedroom Three

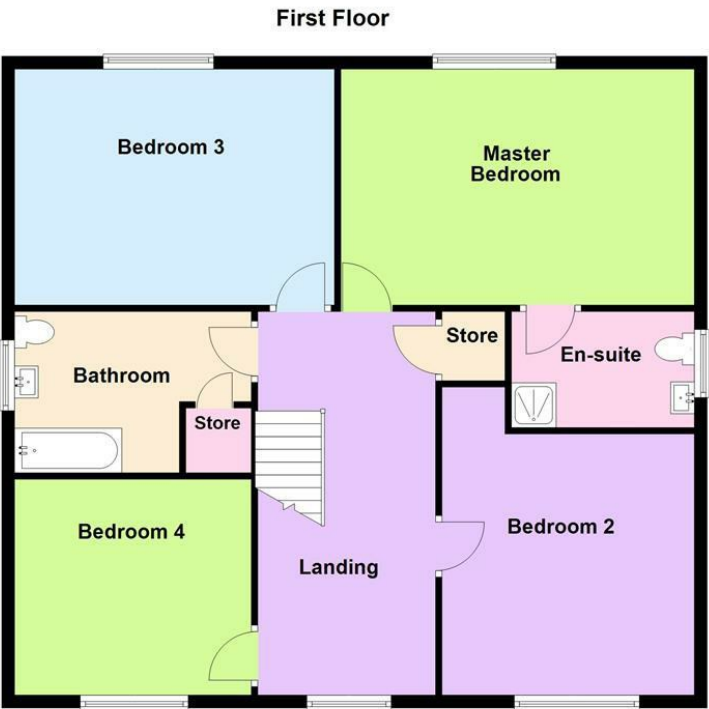
11'0" x 10'10" (3.37 x 3.32)

Bedroom Four

10'1" x 8'10" (3.09 x 2.71)







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		