

curtis law

ESTATE AGENTS



Broken Stone Road, Blackburn

The largest of the homes available at Riven Stones, with a dedicated dining room and bedrooms 1 & 2 both with en-suite shower rooms.

A long bright hallway welcomes you into this large home. The living room at the rear has French doors to a generous garden, whilst the L-shaped kitchen area has additional outdoor access, dining space and a utility room plus storage cupboard, so you have ample storage options.

The other reception room at the front is designed to be a formal dining room, however you could make this into a generous home office or separate TV room / second lounge.

Upstairs offers a generous space to allow the family to each have their own retreat, with room for guests should you need and two en-suites plus the main family bathroom allows the mornings to be less rushed.

- EV Charging
- Large Lounge With French Doors
- 2 En-Suite Shower Rooms
- Double Integral Garage
- Autumn Move-In
- Separate Dining Room With Bay Window
- Personalise Your Home
- 10-Year NHBC Warranty
- Utility Room

Chain Free £403,995

Broken Stone Road, Blackburn

Ground Floor

Hallway

Dining Room

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

Kitchen

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

Living Room

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

First Floor

Master Bedroom

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

Bedroom Two

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

Bedroom Three

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

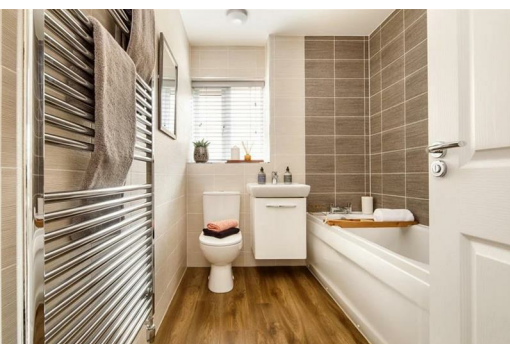
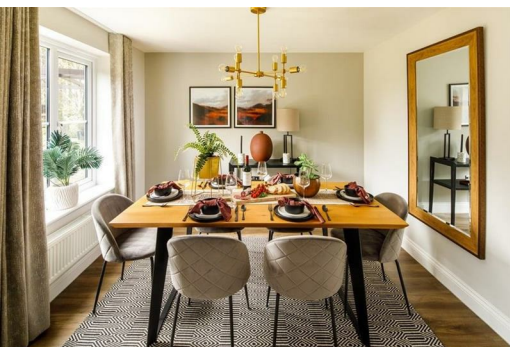
Bedroom Four

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

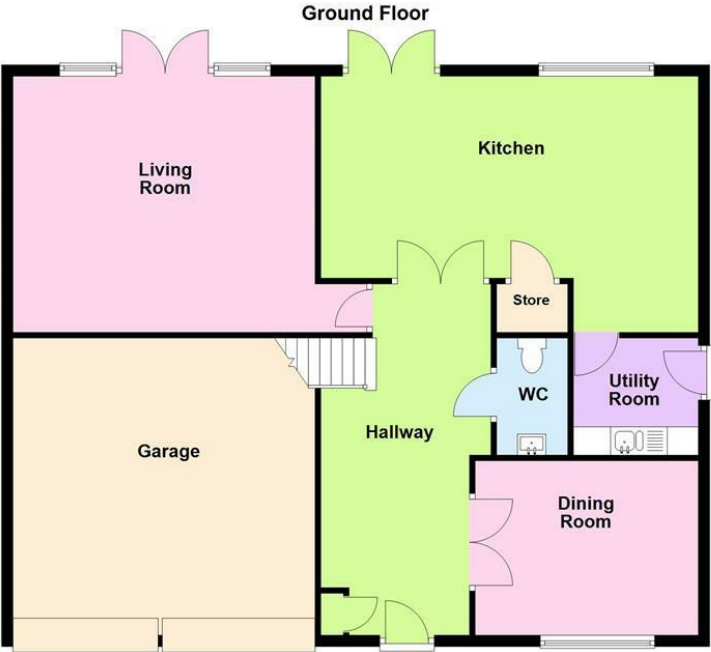
Bedroom Five

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

Bathroom







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