



Broken Stone Road, Darwen, BB3 0LL

£329,995

Duffin's Estate Agents are pleased to bring to the Sales Market, these beautiful New Build Homes By Taylor Wimpy. Found in the semi-rural location off Broken Stones Road, just 3 miles south of Blackburn, Lancashire, you are spoiled with the beautiful countryside scenery on your doorstep.

Bringing a brand new selection of 225, 3 to 5 bedroom homes which have been thoughtfully designed to offer flexible living and choice with energy saving & sustainable features such as solar panels being added to each home. Built in a mixture of stone, red and buff brick in 3 storey to traditional double fronted, semi detached and detached styles.

There are a number of schools, shops and amenities in the nearby village of Feniscowles, where you can also take a walk along the River Darwen and enjoy a round of Golf at Pleasington Golf Club. Blackburn can be reached within 15 minutes drive and the close by links to the M65 and M61 make it ideal for commuters.

With restaurants and pubs, cafes and tourism spots all easily accessible, Riven Stones really does offer something for everyone.

Hallway



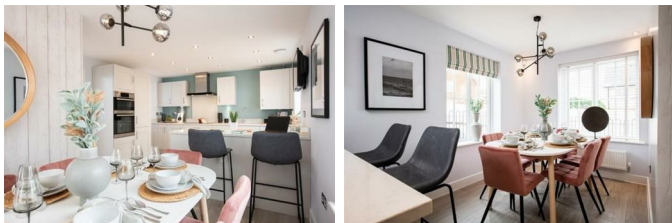
Under stairs storage and cloakroom in the entrance hall.

Lounge 11'4" x 19'11" (3.46 x 6.09)



Spacious lounge with French doors to the south facing garden.

Kitchen/Dining 11'8" x 19'11" (3.58 x 6.09)



Large open plan kitchen with separate utility area.

Landing



Bedroom 1 11'6" x 9'11" (3.52 x 3.03)



Main bedroom with en-suite shower room.

Bedroom 2 11'11" x 9'8" (3.64 x 2.95)



Bedroom 3 8'2" x 10'0" (2.51 x 3.05)

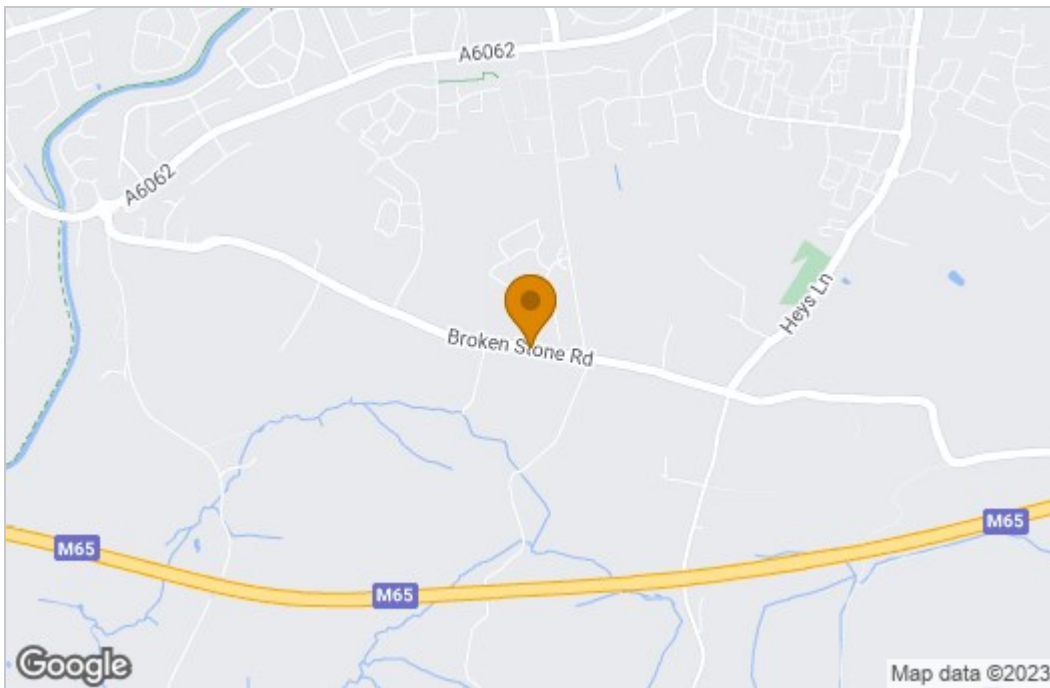


Bedroom 4 11'7" x 7'4" (3.54 x 2.25)




Floor Plan

Area Map



Energy Efficiency Graph

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

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