

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, BB3 0LL

£314,995

The kitchen spans the width of the home, with dining area, breakfast bar & utility room. There's French doors in the living room and good storage spaces. Growing families will feel right at home in the spacious Trusdale, with a practical layout providing a relaxing living area and sociable kitchen/diner.

A handy utility area in the corner of the kitchen helps to keep washing out of sight and the dining area plus breakfast bar gives plenty of seating space.

The living room spans the width of the home and the French doors open out to a west facing garden, ready for those summer BBQs with your friends and family.

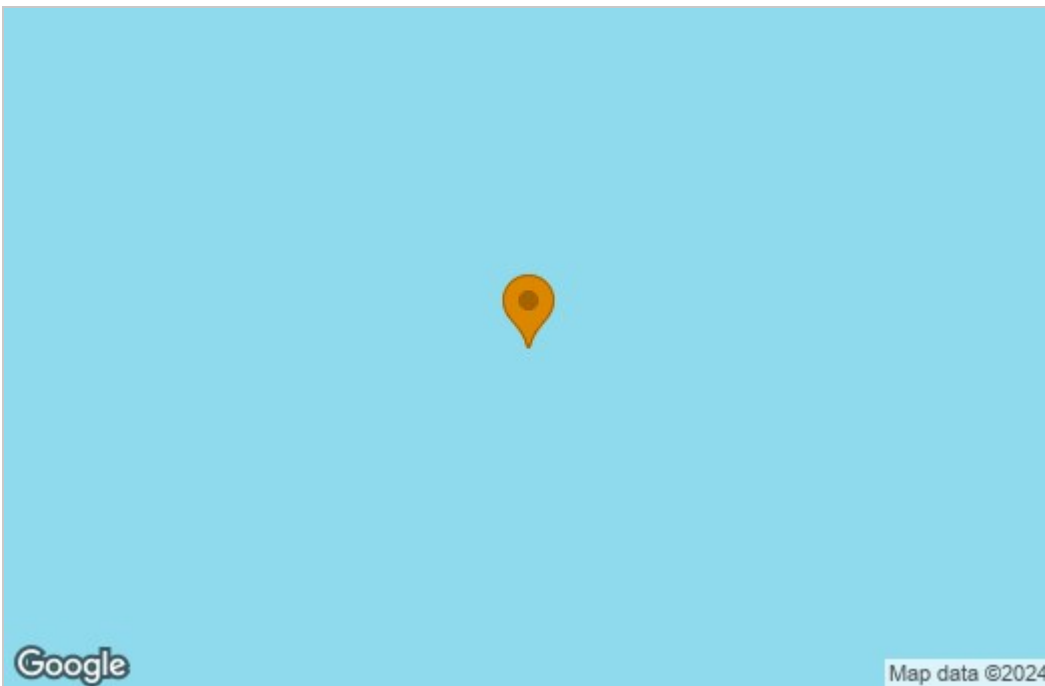
The two larger bedrooms would accommodate double beds and the main bedroom has it's own en-suite, overlooking the rear garden. With 2 smaller yet well sized bedrooms, you have this additional space to use for guests, children's rooms or maybe turn one into a study or a snug.

Room Metres Feet Inches


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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