

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, BB3 0LL

£299,995

A great choice of home for families or downsizers, with generous kitchen / diner and spaces for the children and guests to stay.

A bright, open plan kitchen/dining room forms the heart of this family home where you can enjoy spending time as a family, or inviting guests for the evening. A handy utility area is tucked away in the corner, perfect to keep your household items out of sight and French doors complete the room, opening to your rear garden.

With ample space for a couple of sofas, the living room creates a comfortable space to sit back and relax after a long day or enjoying a cosy night in front of the TV.

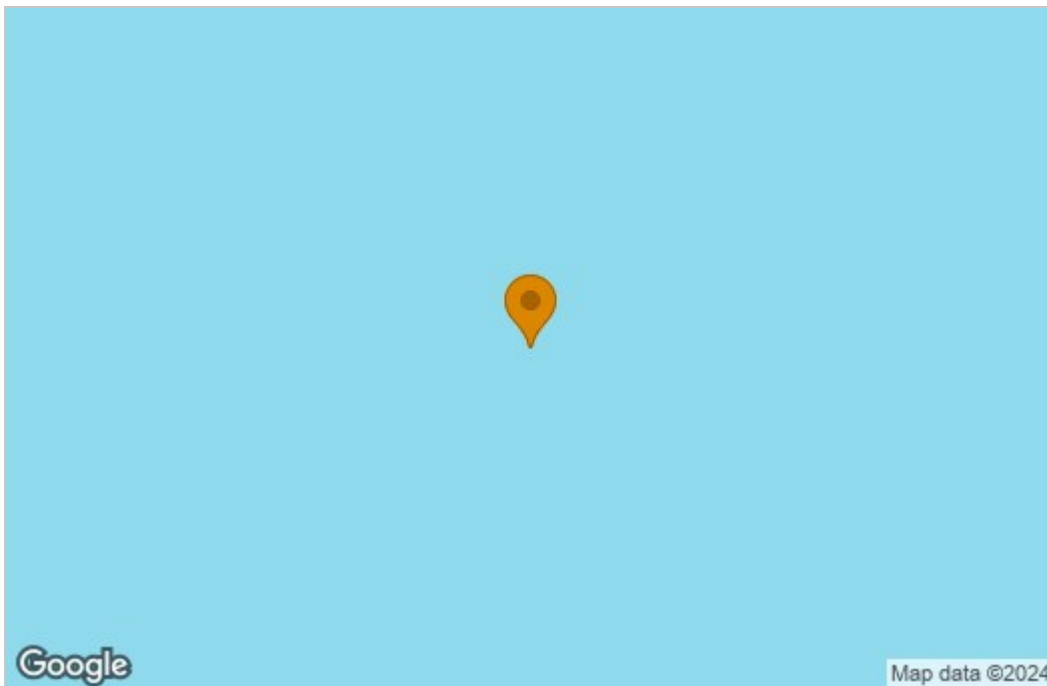
Ideal for family life, the 4 bedrooms upstairs provide you with rooms for growing children or somewhere you could adapt into a home office, guest bedroom, dressing room or play area.

Lounge 4.43m x 3.27m 14' 6" x 10' 9"
Kitchen Dining 5.36m x 3.38m 17' 7" x 11' 1"
Bedroom 1 3.17m x 3.79m 10' 5" x 12' 5"
Bedroom 2 3.17m x 3.35m 10' 5" x 11' 0"
Bedroom 3 2.10m x 3.30m 6' 11" x 10' 10"
Bedroom 4 2.23m x 2.10m 7' 4" x 6' 11"


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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