

## Broken Stone Road, Blackburn, BB3 0LL

**£318,995**

Appealing to families needing additional space, this home boasts a sociable kitchen with dining area leading to the garden and useful storage.

The welcoming hallway leads you to a spacious lounge which is an ideal size to gather for a relaxed family evening. A modern kitchen is fitted with energy efficient fixtures with ample units space so you can keep the work surfaces clutter free. With room for a family sized dining table to one end of the room it is a social hot spot for the weekends.

Upstairs, the main bedroom is complete with the added luxury of an en-suite and walk in wardrobe. 2 other larger bedrooms would also fit double beds, catering for growing children or luxurious guest bedrooms. A smaller fourth room is an ideal size for a home office or maybe a TV/games room. Alternatively, a great children's bedroom.

Outside, the cars are catered for thanks to the integral garage and driveway and the home is located on a corner at the top of a cul-de-sac. Estimated build completion May/June 2025

Lounge 3.84m x 4.53m 12' 7" x 14' 11"

Kitchen Dining 5.39m x 2.86m 17' 8" x 9' 5"

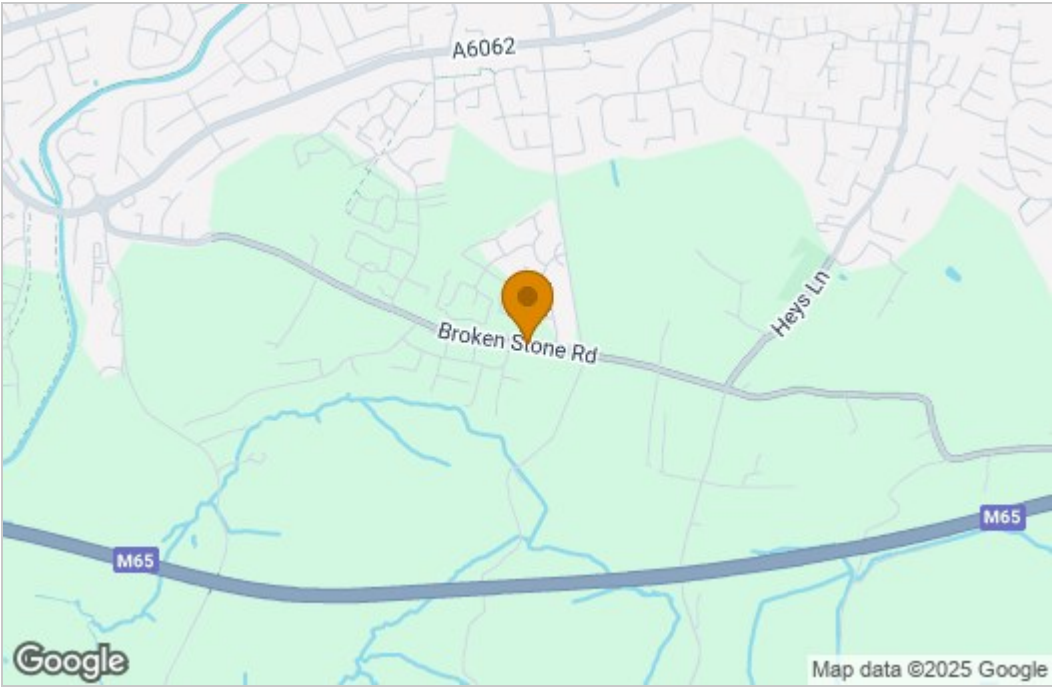
Bedroom 1 3.84m x 3.10m 12' 7" x 10' 2"



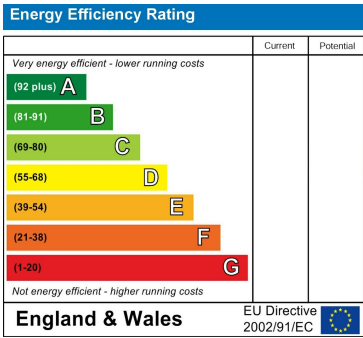
Floor Plan



Area Map



Energy Efficiency Graph



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