

## Broken Stone Road, Blackburn, BB3 0LL

### £375,995

A spacious home with a bay window in the large living room, integral garage and also has energy efficient features including triple glazing.

A large home designed for modern family living. It features a spacious living room with generous floor space to place a couple of larger sofas so you can curl up in front of the TV and room to spare for additional furniture such as a coffee table or dresser.

An open-plan kitchen with a dining area is at the rear of the home, perfect for entertaining and socialising with family and friends, featuring French doors leading to the rear garden. There is also a handy utility area and under stairs space, providing additional storage and functionality.

Upstairs, the main bedroom includes an en-suite bathroom, offering privacy and convenience. The additional bedrooms are well-proportioned, making them suitable for children, guests, or a home office. With its thoughtful design and practical layout, The Kingham is an excellent choice for families seeking a contemporary and comfortable home. Estimated completion date October/ November 2025.

Lounge 3.47m x 4.94m 11' 5" x 16' 3"  
Kitchen Dining 5.61m x 3.36m 18' 5" x 11' 0"



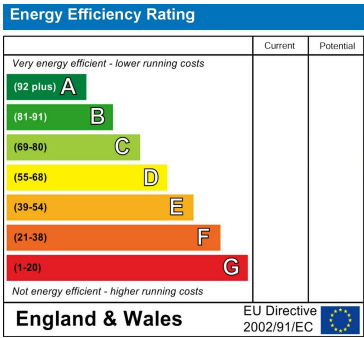
Floor Plan



Area Map



Energy Efficiency Graph



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