



Broken Stone Road, Blackburn, BB3 0LL

£291,995

A home that blends timeless charm with modern practicality. Designed with families in mind for everyday comfortable living.

From the moment you enter the welcoming hallway, you'll feel the warmth and spaciousness that sets the Lydford apart.

The lounge provides a cosy retreat for movie nights or quiet evenings whilst the heart of the home is the open-plan kitchen-diner, complete with French doors that open onto the garden - perfect for summer barbecues or relaxed family meals.

Useful understairs space could quite easily be adapted into a storage area and there is a convenient downstairs WC off the hallway also.

Upstairs, the main bedroom boasts its own en suite shower room. A second double and 2 further bedrooms offer space for everyone to unwind. These could, however, also be utilised for rooms to suit your needs should you not require bedrooms - home office, dressing room, nursery just some alternative uses. Parking is catered for with the added benefit of a single detached garage plus driveway, so you don't have to worry about your cars being on the main road. Estimated build completion December 2025/ January 2026

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"

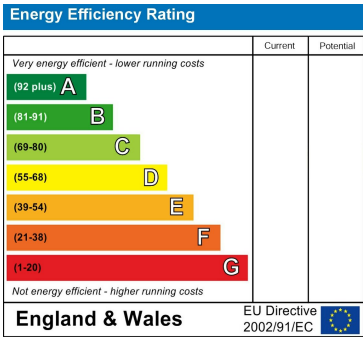
Floor Plan



Area Map



Energy Efficiency Graph



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