



Broken Stone Road, BB3 0LL

£242,995

This dual fronted home has generous sized rooms to enjoy relaxing and entertaining with a combined kitchen/diner leading to a west facing garden. The layout in this home provides would suit first time buyers or families alike and provides rooms to accommodate both relaxing and entertaining.

The ground floor is split with the lounge to one side of the hallway and the kitchen to the other. A west facing garden is accessed through French doors from the long lounge, brightening the room with natural light. With dining space in the kitchen you can enjoy meals with your family and friends or a morning coffee before the school run.

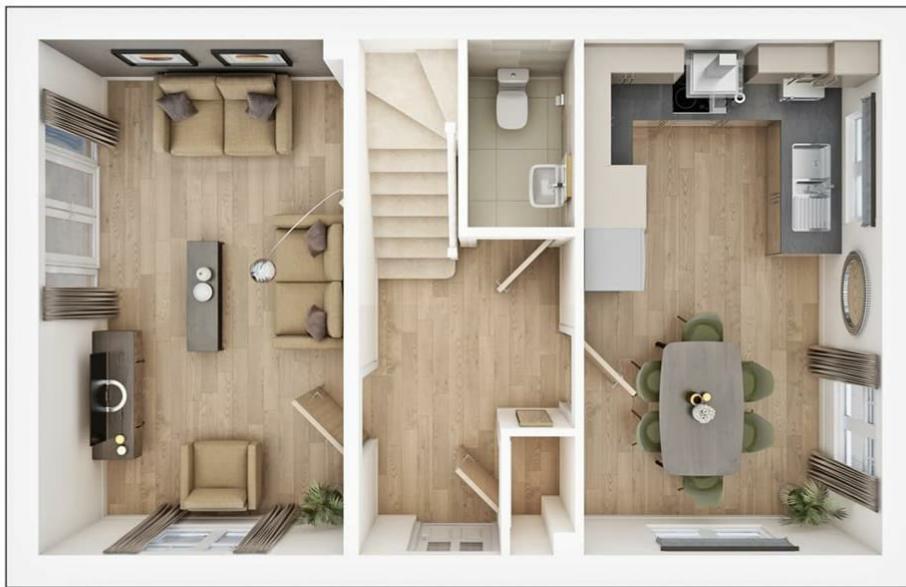
You also have the benefit of a handy storage cupboard and practical downstairs WC in the hallway.

The main double bedroom looks out over the rear garden and features a practical and stylish en suite shower room. The second generous double sized bedroom would make a lovely guest bedroom and the third bedroom, although smaller, still has the potential to adapt to suit your lifestyle needs. This room could be utilised as a home office/nursery or arts and crafts room. The choice is yours.

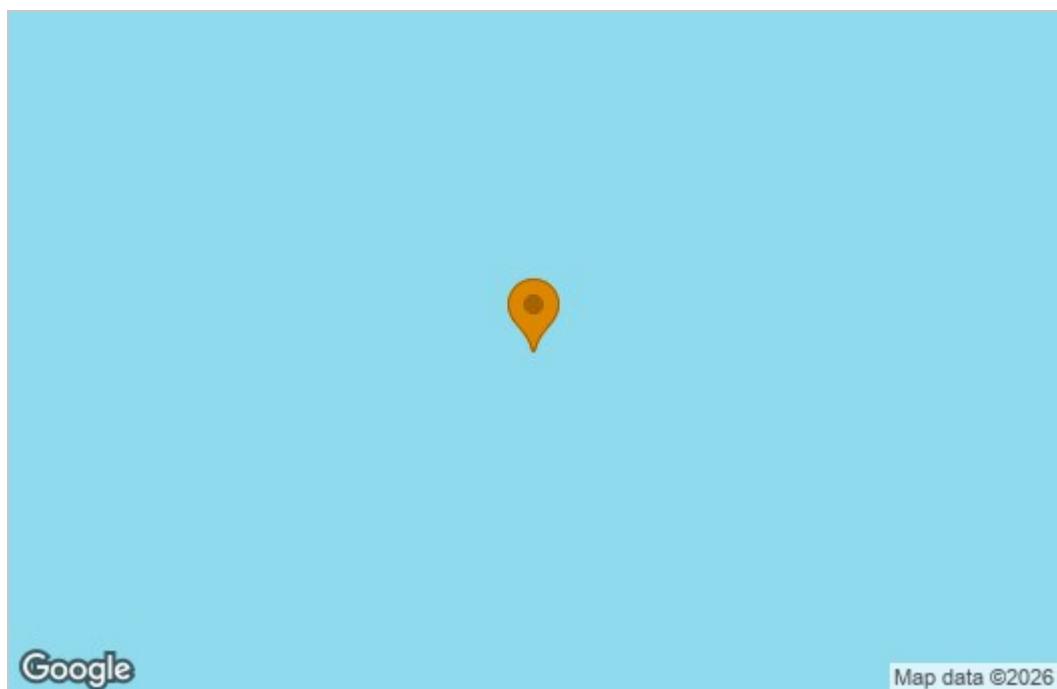
Lounge 5.10m x 3.02m 16' 9" x 9' 11"

Kitchen dining 5.10m x 2.95m 16' 9" x 9' 8"

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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