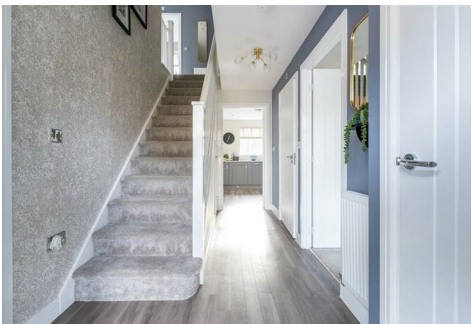


DUFFIN'S

ESTATE AGENTS



Broken Stone Road, BB3 0LL

£349,995

A bay window features in the living room and connecting doors from here to the kitchen fully open up the downstairs layout.

This dual fronted home sits towards the front of the development, with good under stairs storage and a utility off the hallway. There's an additional reception room at the front which has been designed as a study, but could easily be used as somewhere the children can play or another TV room, if you prefer.

A comfortable living room is a relaxing spot for your family to sit down and catch up each night and has ample space to fit a couple of sofas and coffee table. A generous sized rear garden is accessed through French doors from the kitchen/diner which spans the full width of the home providing a perfect socialising spot or gorgeous setting for family meals. The adjoining doors means you can also keep the kitchen and lounge separate or have them open to extend the space.

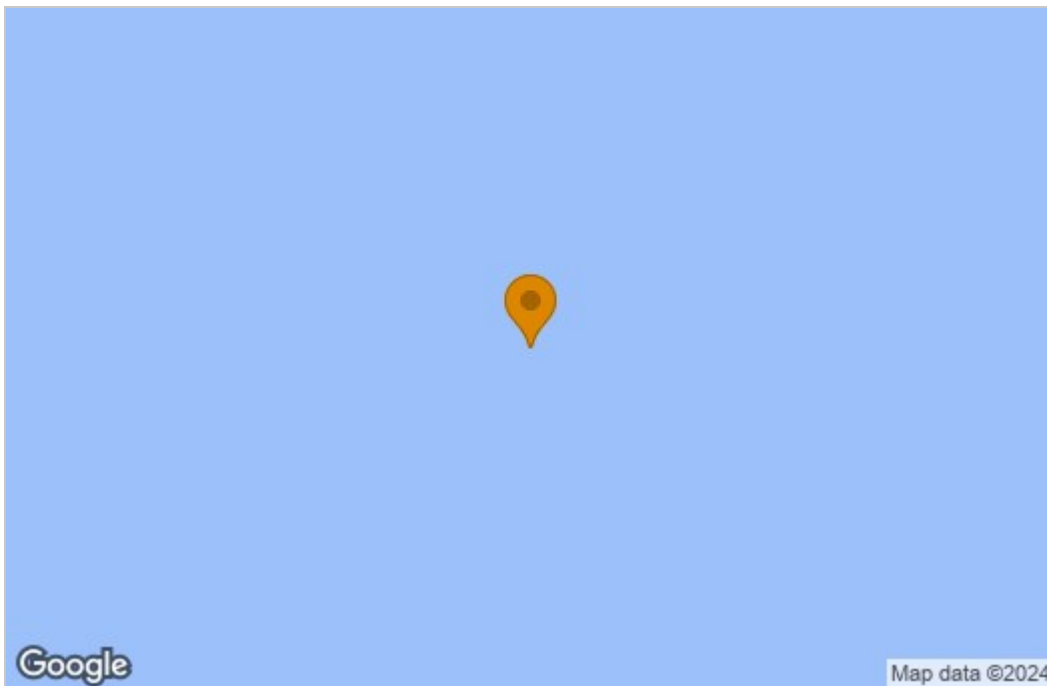
Each bedroom would easily fit double beds and furniture so there's more than enough room for your guests to stay for the weekend.

Lounge 3.88m x 4.74m 12' 9" x 15' 7"
Kitchen Dining 8.11m x 2.88m 26' 7" x 9' 6"


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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