

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, BB3 0LL

£374,995

Generous sized family home which has a generous sized living room and kitchen/diner plus handy utility area & a south facing garden.

This home has spacious rooms for perfect family life. The living room has a bay window allowing the space to be lit with natural light where you can cosy up and relax, have a movie night and spend time together.

A generous kitchen/diner at the rear is the heart of the home, ready for you to cook, dine and entertain. French doors open to the south facing garden and with ample storage and handy utility area you can keep everything tidied away and out of sight.

Take your pick from four bedrooms upstairs, 3 of which are double sized. Small children can even have their dream room in the fourth bedroom or alternatively, adapt this into a work from home study. The en-suite in the main bedroom eases mornings somewhat, and you can choose to personalise from a choice of upgraded items throughout to put your unique stamp on your new home.

Lounge 3.47m x 4.94m 11' 5" x 16' 3"

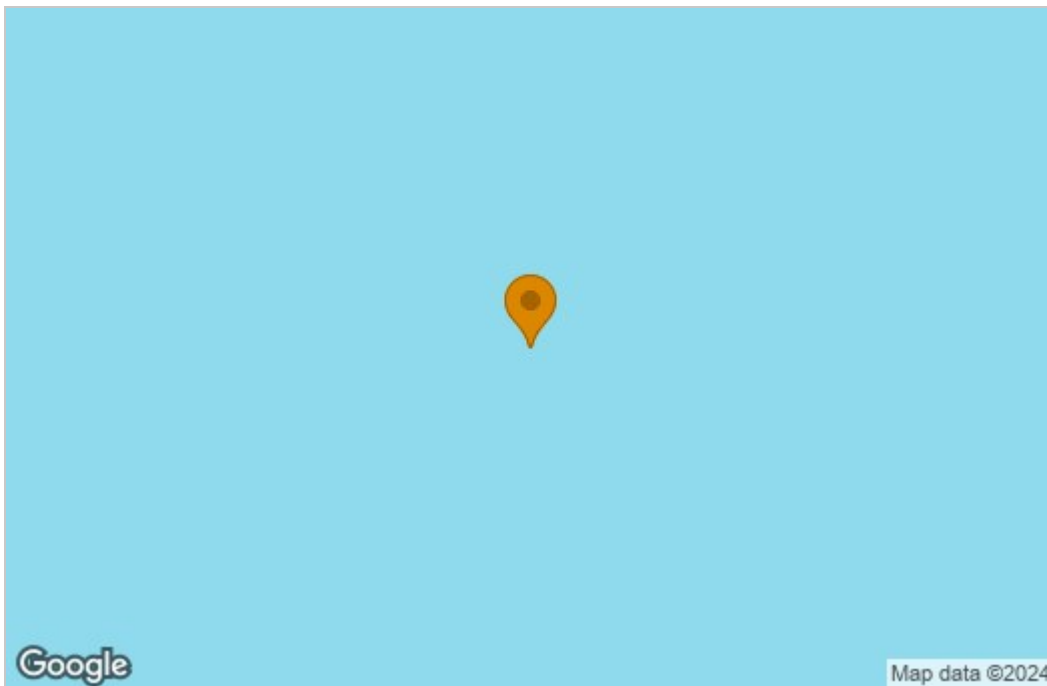
Kitchen Dining 5.61m x 3.36m 18' 5" x 11' 0"

Bedroom 1 4.49m x 3.37m 14' 9" x 11' 1"


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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