

# DUFFIN'S

ESTATE AGENTS



## Broken Stone Road, Blackburn, BB3 0LL

£359,995

This family home benefits from a dedicated study, connecting doors from the living room to the kitchen and a detached garage.

The spacious layout in this home provides a home perfect for relaxing, working and entertaining. The downstairs layout is perfect for socialising and entertaining with a large living room and kitchen/diner which leads to the garden. The additional reception room to the front is designed to be a study. This reflects the shift toward remote work, evolving family needs, and the desire for adaptable, future-proof layouts but has potential to be a multi-use space, adapted to suit you.

Upstairs, the four bedrooms give plenty of space, with each bedroom able to comfortably fit a double bed and wardrobes, and one has a stylish ensuite shower room.

Driveway parking and the single garage keeps your vehicle off the road, and has an electric vehicle charging point.

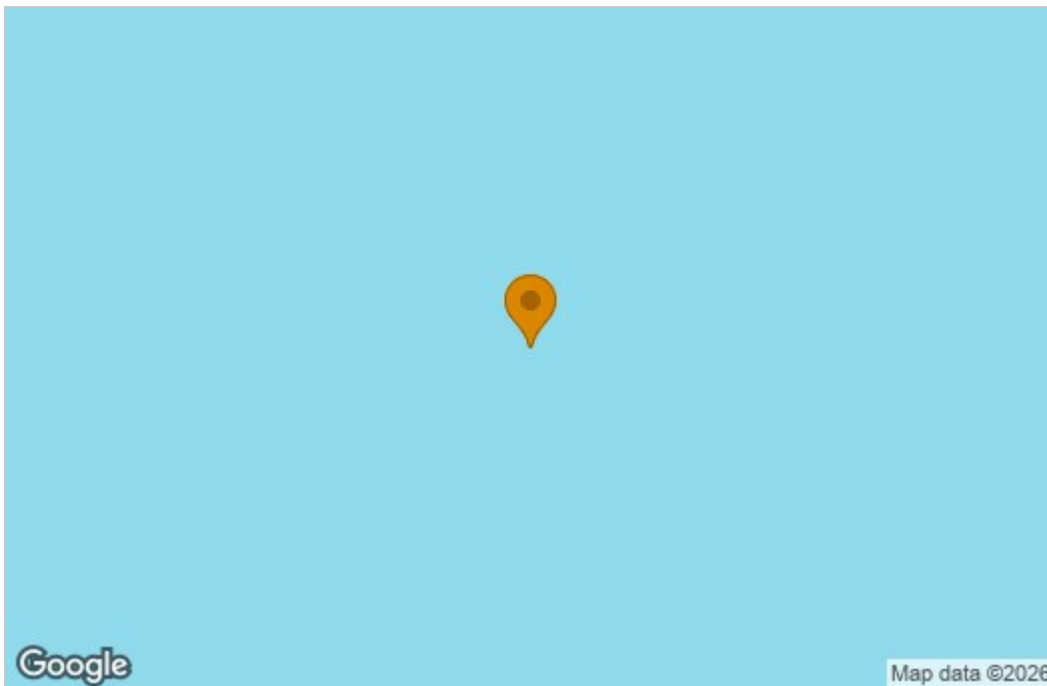
Lounge 3.88m x 4.74m 12' 9" x 15' 7"  
Kitchen Dining 8.11m x 2.88m 26' 7" x 9' 6"  
Study 2.10m x 2.65m 6'11" x 8'8"




## 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>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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