



Broken Stone Road, Blackburn, BB3 0LL

£323,995

This generously sized family home would appeal to those needing additional space and has room for a home study or nursery and an integral garage.

A stylish and spacious home offering thoughtfully designed living space. Off the hallway, a generous lounge provides a welcoming area for relaxation, whilst the open-plan kitchen/dining area is a sociable hub, ideal for family meals and entertaining guests. From here, a set of triple glazed French doors open up to lead to the rear garden.

Upstairs, the main bedroom boasts impressive dimensions and ample natural light, complemented by three further well-proportioned bedrooms giving you flexibility for growing families, guests, or home working.

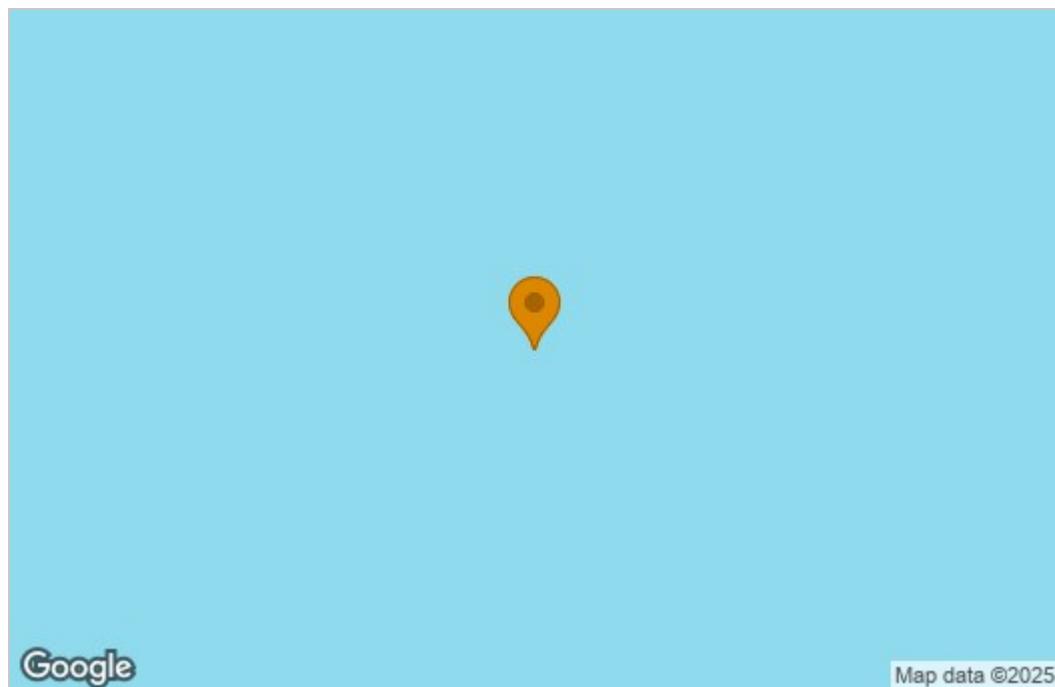
This layout balances comfort and practicality, with modern fixtures and fittings throughout. Designed with contemporary living in mind with functional spaces, the Coltham is a perfect choice for those seeking a versatile and inviting home.

Lounge 3.84m x 4.53m 12' 7" x 14' 11"
Kitchen Dining 5.39m x 2.86m 17' 8" x 9' 5"
Bedroom 1 3.84m x 3.10m 12' 7" x 10' 2"

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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