

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, Blackburn, BB3 0LL

£377,995

The second largest home available, which boasts a beautiful bay window in the lounge and sociable kitchen/diner with west facing garden.

An ideal choice for modern family life with an impressive layout. A wow factor kitchen has French doors to a west facing garden, handy utility area and is fitted with modern and energy efficient features. It creates a perfect spot for family gatherings or sociable evenings with your friends.

Each bedroom has been designed to provide ample space for everyone, with somewhere that could be adapted into a home study but could equally be used as another room to suit your needs. The en-suite in the main bedroom eases mornings somewhat so you can have the main bathroom for sole use to the rest of the household.

An integral garage and driveway helps to keep the cars off the main road and is equipped with electric car charging facilities.

By reserving this home early, you can choose to personalise from a choice of upgraded items throughout to put your unique stamp on your new home.

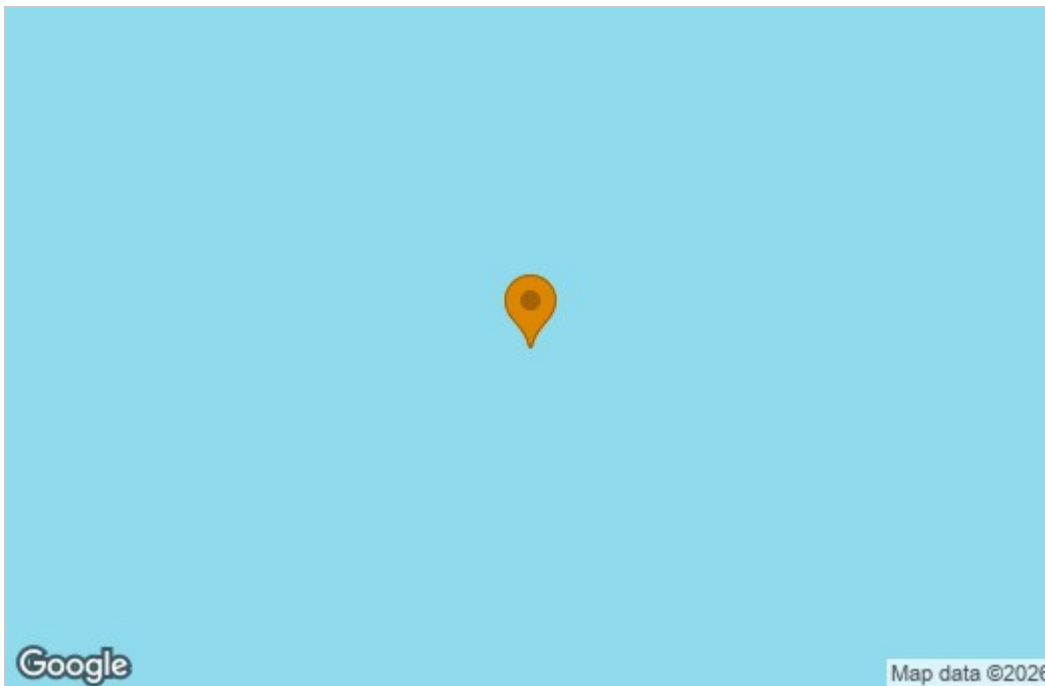
Lounge 3.47m x 4.94m 11' 5" x 16' 3"

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


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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