

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, Blackburn, BB3 0LL

£305,995

Located along the outer edge of the development, this generous sized family home has a sociable sized kitchen/diner leading to the garden.

Whether you have a growing family or looking to downsize, The Lydford would suit all homebuyers. A generous living room and sociable kitchen with diner provides two perfect spaces for relaxing and entertaining alike. A handy utility area in the kitchen also gives some extra space to keep your household goods hidden away and the dining area looks out to the garden.

On the first floor, the main double bedroom has the luxury of an en suite shower room whilst the second double bedroom would make a perfect guest bedroom. Two further bedrooms would suit small children, or you could transform one into a home study if needed. The flexibility of these rooms adds to the appeal of the home.

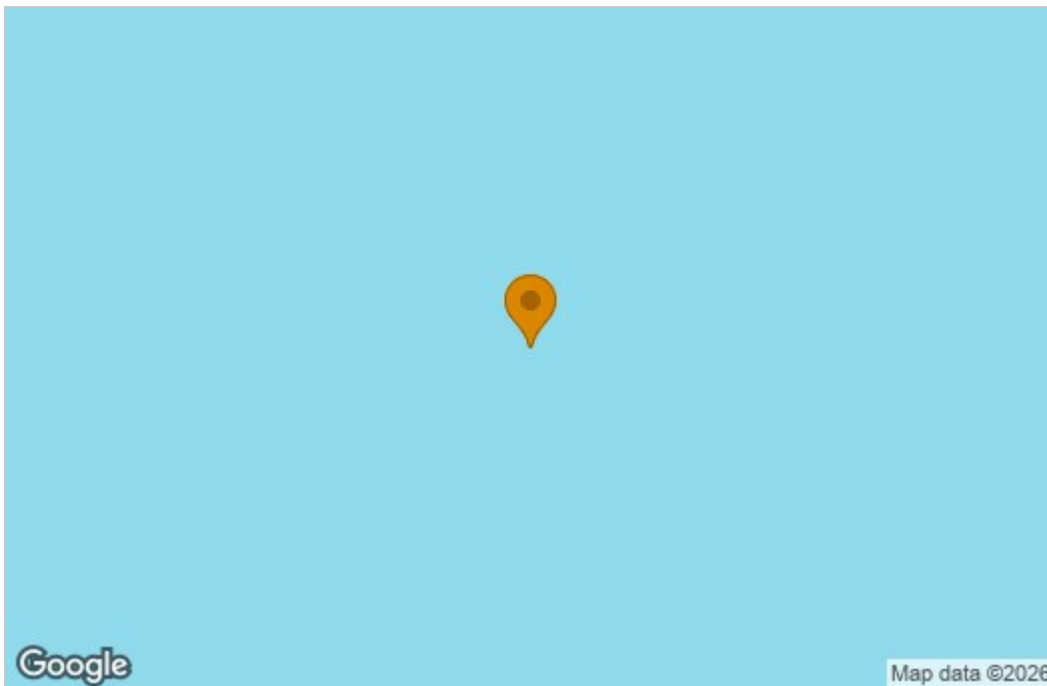
By reserving early, you can benefit from choosing from a wide range of optional upgrades to add your personal style to your brand new home ready for when you move in.

Lounge 4.43m x 3.27m 14' 6" x 10' 9"
Kitchen Dining 5.36m x 3.38m 17' 7" x 11' 1"
Bedroom 1 3.17m x 3.79m 10' 5" x 12' 5"


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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