

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, Blackburn, BB3 0LL

£409,995

This large home is located to the end of a cul de sac, benefitting from a double integral garage with car charging, separate dining room and large lounge. This home offers a contemporary layout ideal for a large family. With the living room, kitchen, and dining room all separated, you gain three distinct spaces for relaxing, dining, and socialising.

The garden is accessible from both the lounge and the kitchen, and the kitchen also features a cosy seating space, perfect for casual meals or a morning coffee before heading out. The additional reception room at the front is designed as a dining room and would be well-suited for family gatherings, though it could easily be repurposed to suit your lifestyle. A handy utility room and additional kitchen storage add to the practicality of the space.

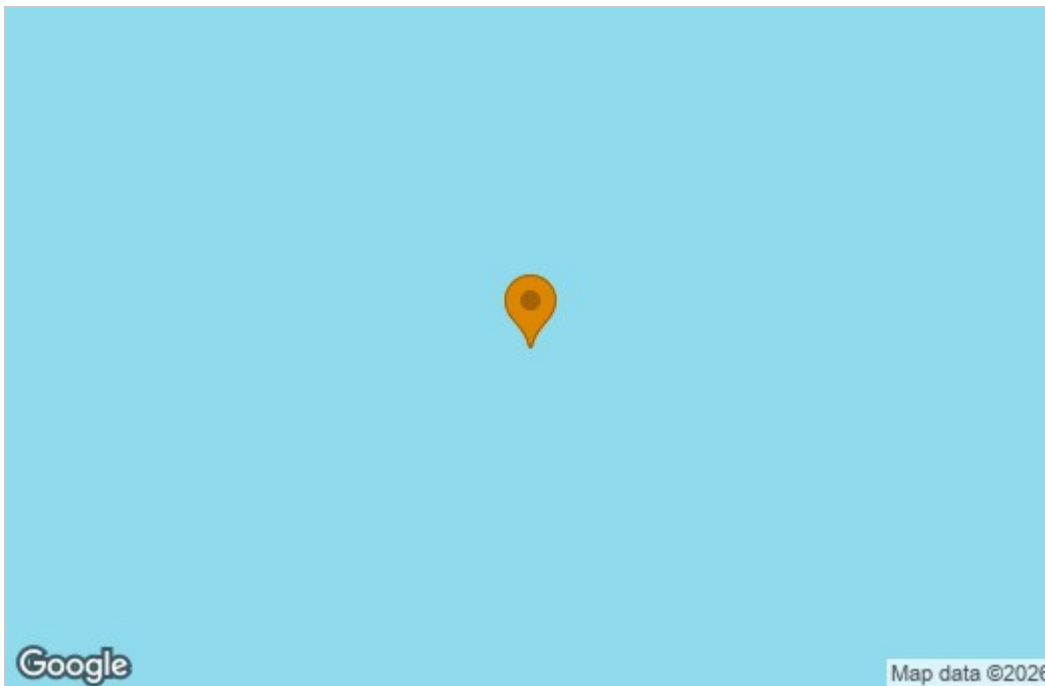
Upstairs, the two larger double bedrooms each benefit from modern en suite shower rooms, allowing the main family bathroom to be used exclusively by the remaining household. The additional 3 bedrooms provide much needed space for your family or could be used as alternative rooms that would suit your lifestyle better.

Energy-efficient and sustainable design elements are incorporated throughout, including EV charging points and triple-glazed windows.


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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