



## Broken Stone Road, Blackburn, BB3 0LL

£373,995

The largest of our 4 bedroom homes available, The Kingham features a generous kitchen/diner leading to a south facing garden and a bay window in the lounge. This spacious family home boasts an impressive layout to accommodate modern day life. Located along the front of the development at the end of a cul de sac, access to this home is from a private drive shared with just 3 other homes.

The kitchen forms the heart of this home, where you can enjoy sociable evenings hosting your friends and family, dining with a view as you look out to your south facing garden. Practical features on the ground floor include a useful utility area and convenient cloakroom.

Three of the four bedrooms upstairs are double sized and the main bedroom has the addition of a modern en suite shower room, leaving the bathroom to be used by the rest of the household, or guests. The fourth bedroom has the potential to be used as a home office or nursery if needed, alternatively kept as a bedroom for your family requirements.

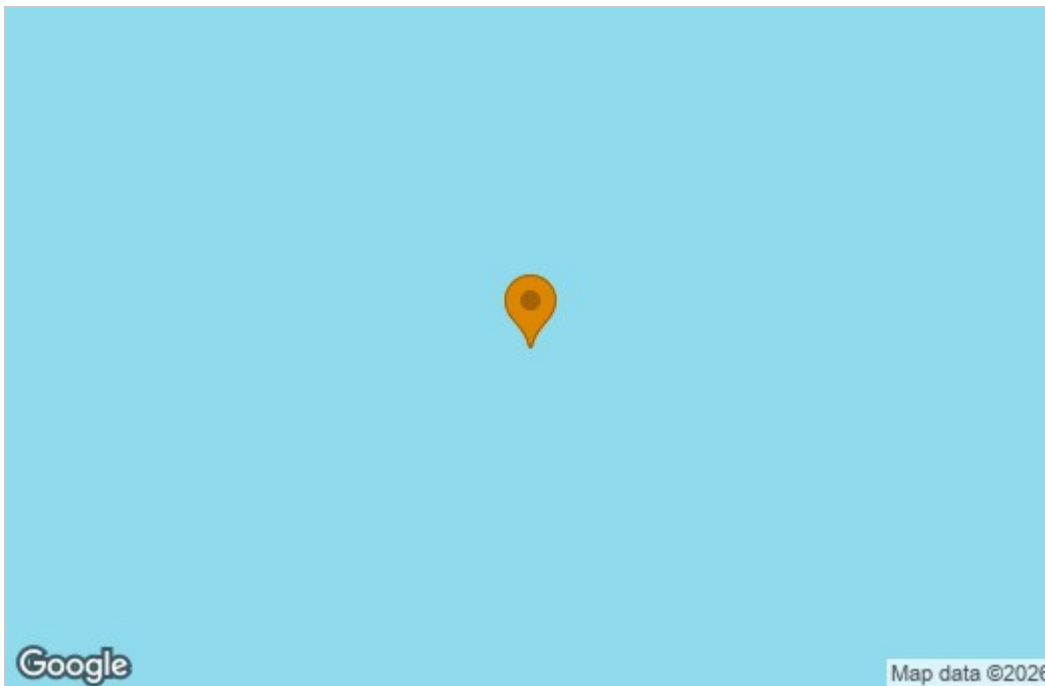
Lounge 3.47m x 4.94m 11' 5" x 16' 3"  
Kitchen Dining 5.61m x 3.36m 18' 5" x 11' 0"




## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

334 Bolton Road, Blackburn, Lancashire, BB2 4HY

Tel: 01254 691352 Email: [enquiries@duffinsestateagents.co.uk](mailto:enquiries@duffinsestateagents.co.uk) <https://www.duffinsestateagents.co.uk/>