



## Broken Stone Road, Blackburn, BB3 0LL

£328,995

The flexible and versatile rooms in this home can be adapted to suit your current and future needs, making it perfect for growing families. The Trusdale is a spacious and contemporary, dual fronted home, designed to meet modern living needs and ideal for family life.

Featuring light-filled rooms to either side of the hallway, the lounge has double doors leading to the garden, creating a bright and inviting atmosphere. Meanwhile the kitchen on the other side of the home has the potential to become the social hot spot offering both formal and casual seating arrangements. The added benefit of a practical utility area and under stairs storage ensures a clutter-free environment.

Each bedroom is designed to fulfil your daily needs . 2 of these are double sized, perfect for you and a growing child / smart guest room and the 2 smaller rooms could be left as spare bedrooms or be transformed / doubled up into a home office, dressing room or maybe a children's play room.

You also have the benefit of a single detached garage and driveway to the rear of the home and modern, energy efficient features including solar panels and triple glazing.

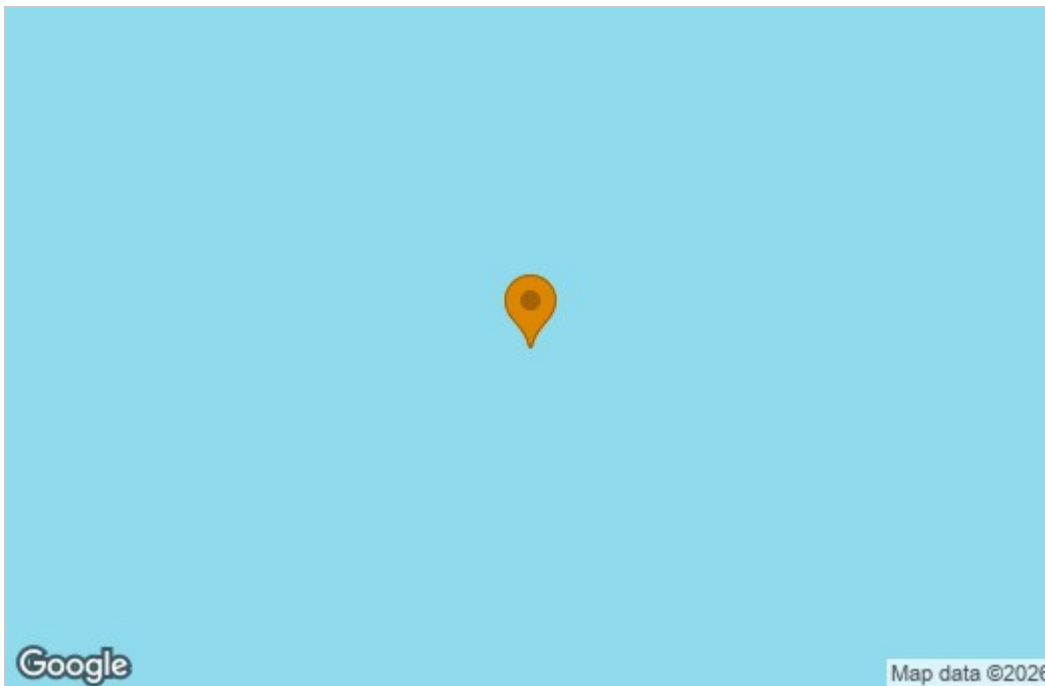
Lounge 3.46m x 6.09m 11' 4" x 20' 0"




## 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 	

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