



## Broken Stone Road, Blackburn, BB3 0LL

£374,995

A family sized home with a large kitchen/diner for socialising, bay window in the lounge, utility room and integral garage.

A stunning home designed for modern family living, this is the largest of the 4 bedroom homes available at Riven Stones. It offers generous space and thoughtful features throughout and at its heart is a large, sociable kitchen/dining area with French doors opening onto the garden and complemented by a practical utility room plus WC for added convenience.

The bright lounge, complete with a bay window, creates a welcoming space for relaxation, with plenty of floor space to fit comfy corner sofas and additional required furniture.

Upstairs has plenty of room for your family and/or guests. The spacious bedrooms include a luxurious main suite and a versatile room ideal for a home office. An integral garage and clever storage solutions add convenience, while optional upgrades allow you to add your unique stamp on your new home.

Perfect for families seeking flexibility and elegance, The Kingham combines contemporary design with everyday practicality. Complete with an integral garage and energy efficient features including triple glazing and electric car charging.



## 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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