

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, Blackburn, BB3 0LL

£409,995

This beautifully spacious home is the largest available at Riven Stones. Featuring 2 en suites and a separate lounge, kitchen and dining room, perfect for a family to put down their roots. A large home which boasts a generously spacious layout, made perfect for family life. The separation of the living room, kitchen and dining areas gives you three individual spaces in which you can relax, dine and socialise either as a family or with friends. The dining room at the front could also be transformed into an alternative space to better suit your needs.

An L-shaped kitchen has a more casual seating option for those enjoyable morning coffees before the school run. The room is enhanced by double doors leading to the garden and a useful utility room plus storage cupboard, providing some extra convenience. French doors are also in the large lounge, so you can access the garden through both rooms.

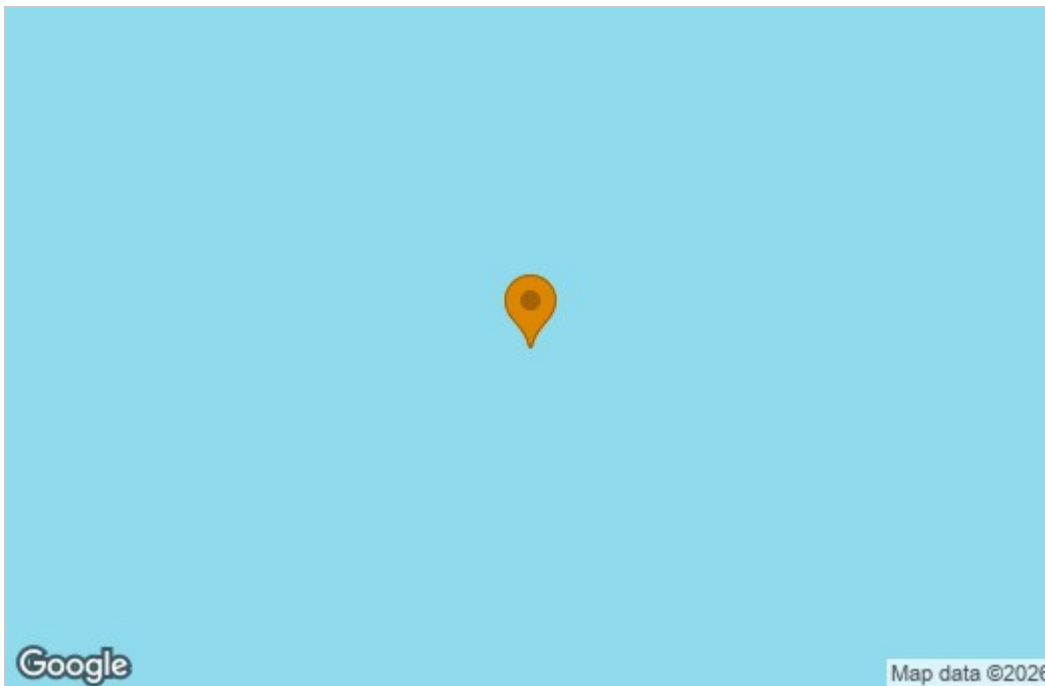
2 double bedrooms upstairs each have modern en suites, so the family bathroom could then be kept for use of the rest of the household. 3 additional bedrooms gives you plenty of room for your family, guests or utilising as something else, maybe a home office or your own dressing room. Energy efficient and sustainable features are included within the design of the home and include EV charging points and triple glazed windows.

Lounge 3.90m x 5.26m 12' 10" x 17' 3"
Kitchen 5.69m x 3.30m 18' 8" x 10' 10"


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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