

Broken Stone Road, BB3 0LL

£399,995

Set along the front of the development, this large family home has a separate dining room and the living room & kitchen both lead out to the garden.

A large scale home providing enough space for your family and additional room to socialise. There's a handy utility area and extra storage cupboard in the kitchen helping to keep everything tidied away plus an additional dining area.

Both the kitchen and living room have French doors which flood these rooms with natural light from the south facing garden. With ample space for sofas, chairs and tables in the living room you can create your ideal relaxation space and another reception room off the hallway is designed to be a formal dining area, but you could utilise this for something else to suit your needs, maybe an office or separate TV room for children?

Upstairs spoils you with 5 bedrooms - 4 of these are double sized and 2 of these have an en-suite. Plenty of rooms for your family, with space to use for guests, a dressing room, games room or play areas for the children.

Lounge 3.90m x 5.26m 12' 10" x 17' 3"

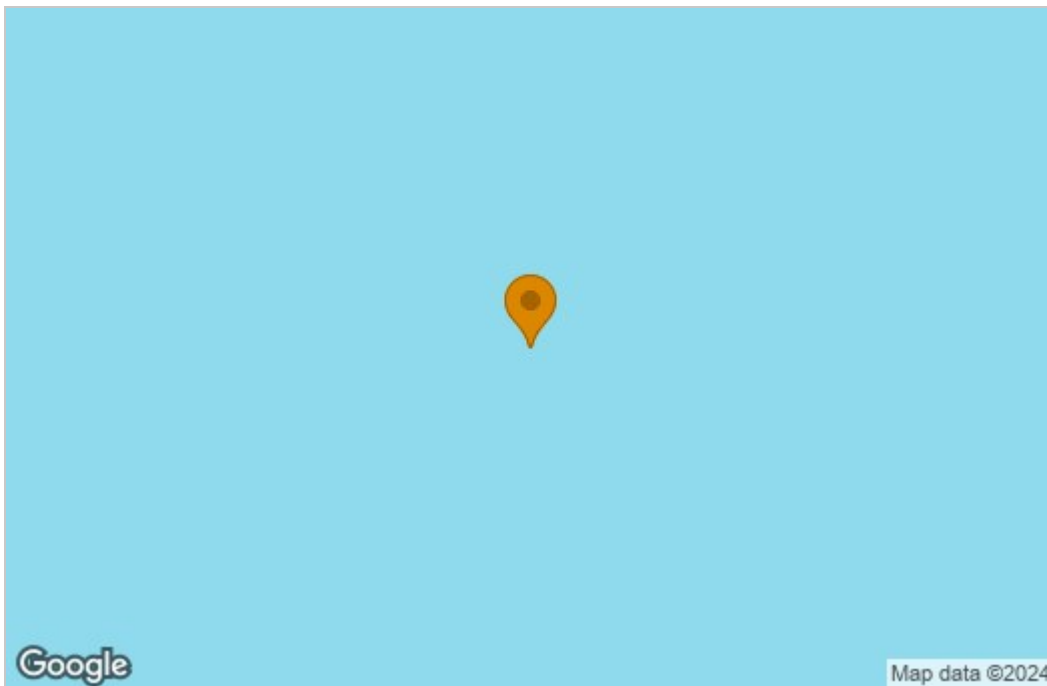
Kitchen 5.69m x 3.30m 18' 8" x 10' 10"

Dining 3.06m x 3.20m 10' 1" x 10' 6"


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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