



6 Rushfield Drive

Ballyclare, BT39 0FT

Offers over £244,950











Nest Estate Agents are delighted to bring to the market this stunning three bedroom detached property located on a generous site within the sought after Rushfield Development. This beautifully presented property features three spacious bedrooms (master with en-suite), family lounge complete with a cosy wood-burning stove, a contemporary family bathroom, downstairs w/c, private garden, spacious driveway and luxury open plan kitchen/dining with large sunroom- perfect for relaxing or entertaining. This family home still carries the fresh feel of a new build, enhanced further by a host of premium upgrades thoughtfully chosen by the current owners. The high-quality finishes and modern layout make this an ideal home for families and professionals alike.

Located just off the Jubilee Road, this prime location offers easy access to Ballyclare town centre while allowing you to bypass traffic congestion. With local amenities within walking distance and excellent public transport links to Belfast City Centre, 6 Rushfield Drive perfectly blends comfort, convenience, and quality. To arrange a viewing contact Nest Estate Agents on 028 9343 8090 or hello@nestestateagents.com.

ENTRANCE HALLWAY 2'2" x 7'8" (0.665 x 2.356)

uPVC external door. Tiled flooring. Access to downstairs w/c.

LIVING ROOM 13'7" x 17'2" (4.151 x 5.242)

Feature wood burning stove. Large uPVC bay window.

DOWNSTAIRS W/C 6'8" x 3'6" (2.048 x 1.068)

Ceramic tiled floor. Low flush w/c. Half-pedestal sink with chrome mixer tap.

KITCHEN/DINING 23'4" x 17'11" (7.134 x 5.462)

Range of high and low level shaker style units with contrasting formica worktops and matching upstand. Integrated fridge freezer. Integrated oven with induction hob. Matching island with contrasting overhang worktop and breakfast bar, additional storage with elite wine refrigerator. Integrated stainless steel extractor fan. Double Belfast sink unit with drainer and traditional chrome mixer tap. Recessed spotlights and Ceramic tiled flooring.

UTILITY 6'8" x 6'9" (2.037 x 2.081)

Wood effect tile flooring. Plumbed for appliances. Range of storage cupboards. Integrated larder units. uPVC door with glazed insets.

LANDING 10'4" x 11'7" (3.157 x 3.531)

BEDROOM 1 11'0" x 11'4" (3.375 x 3.460)

EN-SUITE 9'9" x 5'9" (2.975 x 1.765)

Ceramic tiled flooring. Low flush w/c. Half-pedestal sink with chrome mixer tap. Chrome shower unit with fully tiled walls and overhead rainfall shower.

BEDROOM 2 8'2" x 11'1" (2.506 x 3.385)

BEDROOM 3 9'2" x 11'1" (2.804 x 3.393)

BATHROOM 9'2" x 6'9" (2.797 x 2.062)

Four piece family bathroom suite comprising of panelled bath with chrome mixer taps, enclosed shower unit, low flush w/c and half pedestal sink with chrome mixer taps. Ceramic tiled flooring, part tiled walls with mosaic feature.

OUTSIDE

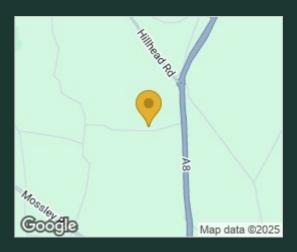
Fully enclosed garden laid in lawn with additional patio area. Surrounding wooden privacy fence. Off road parking finished in tarmac. Front garden with paved pathway and mature shrubs.

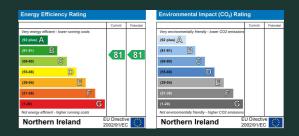
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Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.









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