



# FOR SALE

6 Rushfield Drive

Ballyclare, BT39 0FT

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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.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.