

FOR SALE

7 Rushfield Drive

Ballyclare, BT39 0FS



Offers over £309,950



Welcome to 7 Rushfield Drive — a stunning detached family home offering modern living in one of Ballyclare's most desirable new developments. Constructed in 2022, this beautifully presented property combines contemporary design with practical family comfort. Boasting four well-proportioned bedrooms including a master with ensuite, a spacious lounge complete with a wood-burning stove, and an open-plan kitchen, dining, and sunroom area perfect for entertaining. Additional features include a separate utility room, convenient downstairs W/C, and a luxurious four-piece family bathroom. Outside, enjoy a large enclosed rear garden and a private driveway with parking for two cars. Ideally located off the new Jubilee Road, the property provides easy access to local shops, leading schools, and excellent transport links via the M2 — offering the perfect balance between peaceful suburban living and convenience for commuters.

HALLWAY 6'6 x 9'11 (1.98m x 3.02m)  
Georgian style hardwood front door with glazed panels. Tiled flooring.

TOILET 6'6 x 3'7 (1.98m x 1.09m)  
White suite comprising low flush W/C. Semi pedestal wash hand basin. Tiled flooring.

LIVING ROOM 10'7 x 17'3 (3.23m x 5.26m)  
Feature bay window. Wood burning stove with tiled hearth.

DINING ROOM 14'4 x 10'5 (4.37m x 3.18m)  
Tiled flooring.

FITTED KITCHEN 17'6 x 10'6 (5.33m x 3.20m)  
Range of high and low level units with contrasting worktops. Feature island with breakfast bar area. Integrated electric oven and hob. Integrated stainless steel extractor fan. Integrated stainless steel 1.5 sink bowl unit with drainer and mixer taps. Integrated fridge freezer. Integrated dishwasher. Tiled splashback. Tiled flooring.

SUNROOM 9 x 10'8 (2.74m x 3.25m)  
Tiled flooring. Double doors leading to rear garden.

UTILITY ROOM 10'7 x 5 (3.23m x 1.52m)  
Range of low level units with contrasting worktops. Space for washing machine. Space for tumble dryer. Stainless steel sink unit with drainer and mixer taps. Tiled flooring. Tiled splashback. Access to rear garden.

OPEN PLAN 17'6 x 28'4 (5.33m x 8.64m)

FIRST FLOOR

LANDING 11'2 x 5'3 (3.40m x 1.60m)  
Access to storage.

STORAGE 2 x 3'2 (0.61m x 0.97m)

BEDROOM 1 13'9 x 13'6 (4.19m x 4.11m)  
Feature wood paneling.

ENSUITE 8'3 x 6'9 (2.51m x 2.06m )  
White suite comprising fully enclosed rainfall shower. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Chrome heated towel rail. Tiled flooring.

BEDROOM 2 10'7 x 11'6 (3.23m x 3.51m)

BEDROOM 3 9'7 x 10'11 (2.92m x 3.33m)

BEDROOM 4 10'1 x 7'2 (3.07m x 2.18m)  
Feature wood paneling.

OUTSIDE  
Enclosed rear garden with laid in lawns, paved seating area. Outdoor tap. Outdoor lighting.

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.