NEST
ESTATE AGENTS

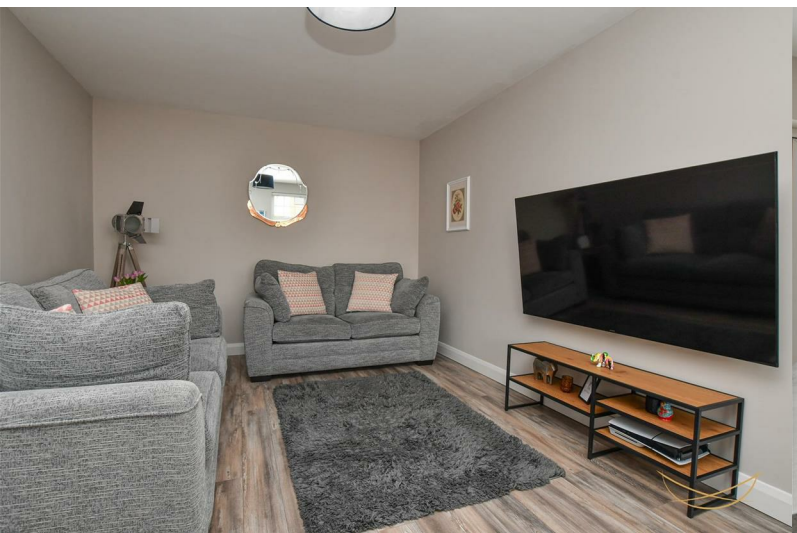


3 Rushfield Walk

, Ballyclare, BT39 0FQ

Offers over £209,950

3 3 1 B

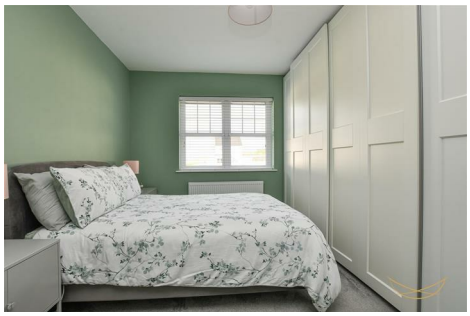




3 Rushfield Walk

, Ballyclare, BT39 0FQ

Offers over £209,950


Situated within the recently completed Rushfield development on Jubilee Road, 3 Rushfield Walk is a beautifully presented semi-detached home offering modern living in a convenient yet peaceful setting. Ideally positioned to enjoy easy access in and out of Ballyclare while remaining within comfortable walking distance of local shops, schools and everyday amenities, this property is perfectly suited to first-time buyers.

Internally, the home is thoughtfully designed and finished to a high standard throughout. The ground floor comprises a spacious lounge and a contemporary shaker-style kitchen with an informal dining area—ideal for modern living and entertaining—along with a convenient downstairs WC and excellent built-in storage.

Upstairs, the property offers well-proportioned bedrooms, including a principal bedroom with ensuite, as well as a modern family bathroom.

Externally, the home benefits from a private driveway and a generous rear garden, complete with a feature seating area—perfect for relaxing or socialising outdoors.

Combining a modern specification with a highly accessible location, 3 Rushfield Walk presents an excellent opportunity to secure a stylish, low-maintenance home in a popular residential development.

HALLWAY
11'3 x 7'3 (3.43m x 2.21m)
Composite front door with feature glazed insets and overhead glazed panel. Tiled flooring.

TOILET
6'9 x 3'2 (2.06m x 0.97m)
White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

LIVING ROOM
18'1 x 10'10 (5.51m x 3.30m)
Laminate wood effect flooring.

FITTED KITCHEN
18'1 x 10'10 (5.51m x 3.30m)
Shaker style kitchen with a range of high and low level units, contrasting formica worktops. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Integrated electric hob. Integrated stainless steel extractor fan. Integrated eye level oven and grill. Integrated microwave. Integrated fridge freezer. Integrated dishwasher. Tiled flooring. Tiled splashback. Recessed spotlights. Patio doors to rear garden. Access to storage.

STORAGE
3 x 5'7 (0.91m x 1.70m)

FIRST FLOOR

BEDROOM 1
14'5 x 10'11 (4.39m x 3.33m)
Built in wardrobes.

ENSUITE
3'3 x 8'7 (0.99m x 2.62m)
White suite comprising fully enclosed shower. Low flush W/C. Vanity style sink unit with mixer taps. Heated chrome towel rail. Tiled splashback. Tiled flooring.

BEDROOM 2
9'5 x 9'10 (2.87m x 3.00m)

BEDROOM 3
8'1 x 7'3 (2.46m x 2.21m)

LANDING
10'5 x 8'9 (3.18m x 2.67m)
Access to storage. Access to roofspace.

STORAGE
1'11 x 2'3 (0.58m x 0.69m)

BATHROOM
8'9 x 6'7 (2.67m x 2.01m)
White suite comprising paneled bath with mixer taps and hand held shower. Fully enclosed rainfall shower. Vanity style sink unit with mixer taps. Heated chrome towel rail. Tiled splashback. Tiled flooring. Recessed spotlights.

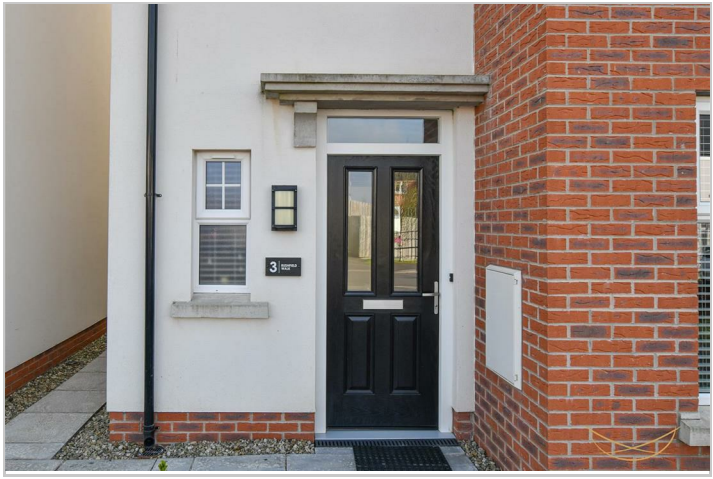
OUTSIDE
Enclosed rear garden with laid in lawn and paved seating area. Outdoor tap. Outdoor light

Front laid in lawn. Tarmac finished driveway. Outdoor light.

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 Smart Mortgages on 02893 438092.
Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.









Road Map



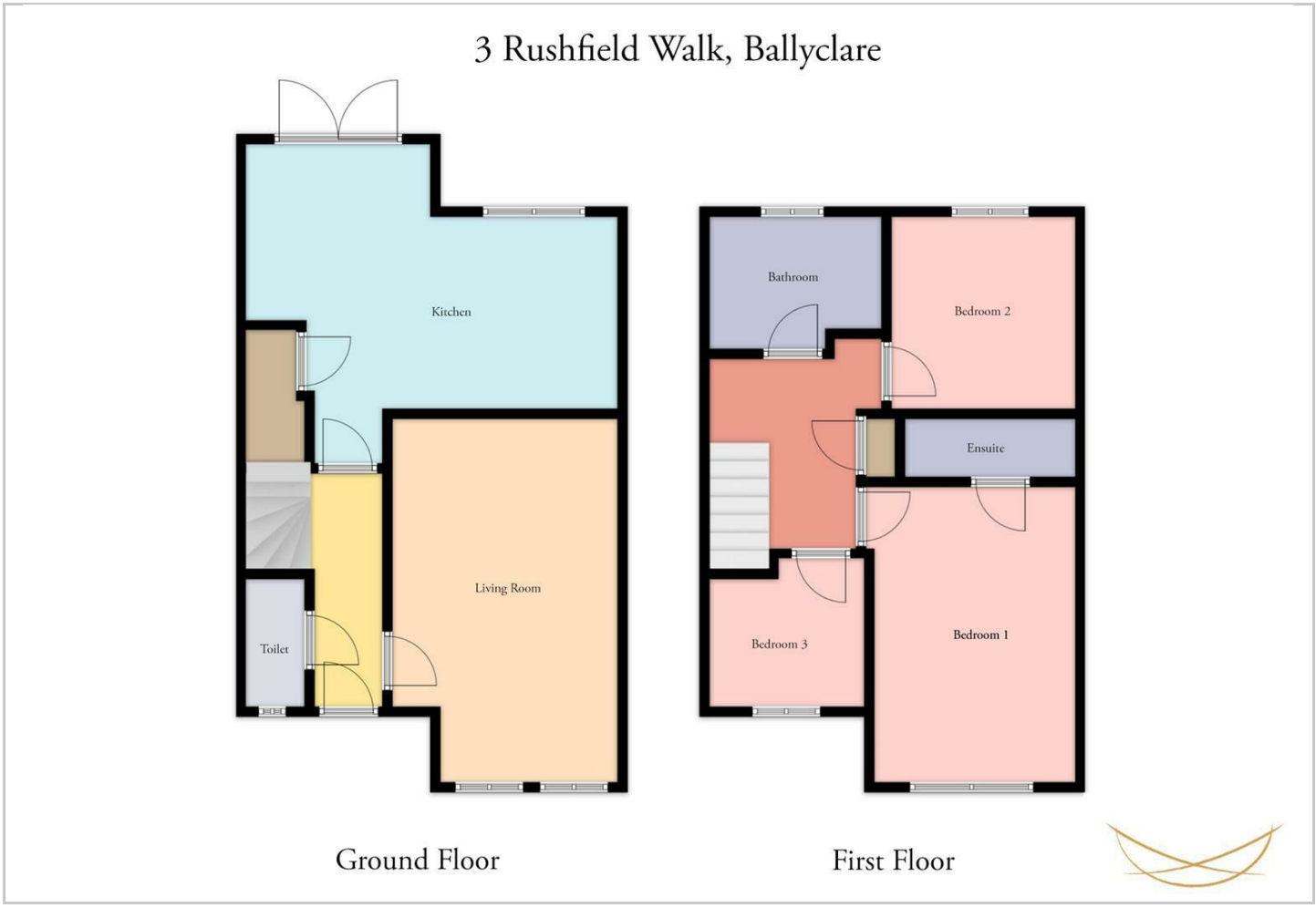
Hybrid Map



Terrain Map



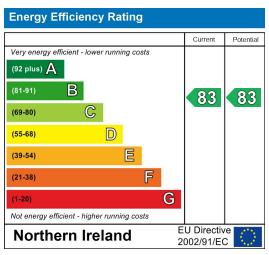
Floor Plan

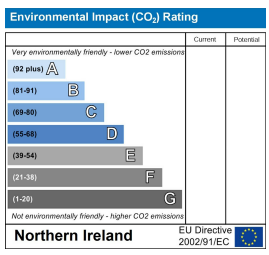


Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.

11 The Square Ballyclare, Co.Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com