



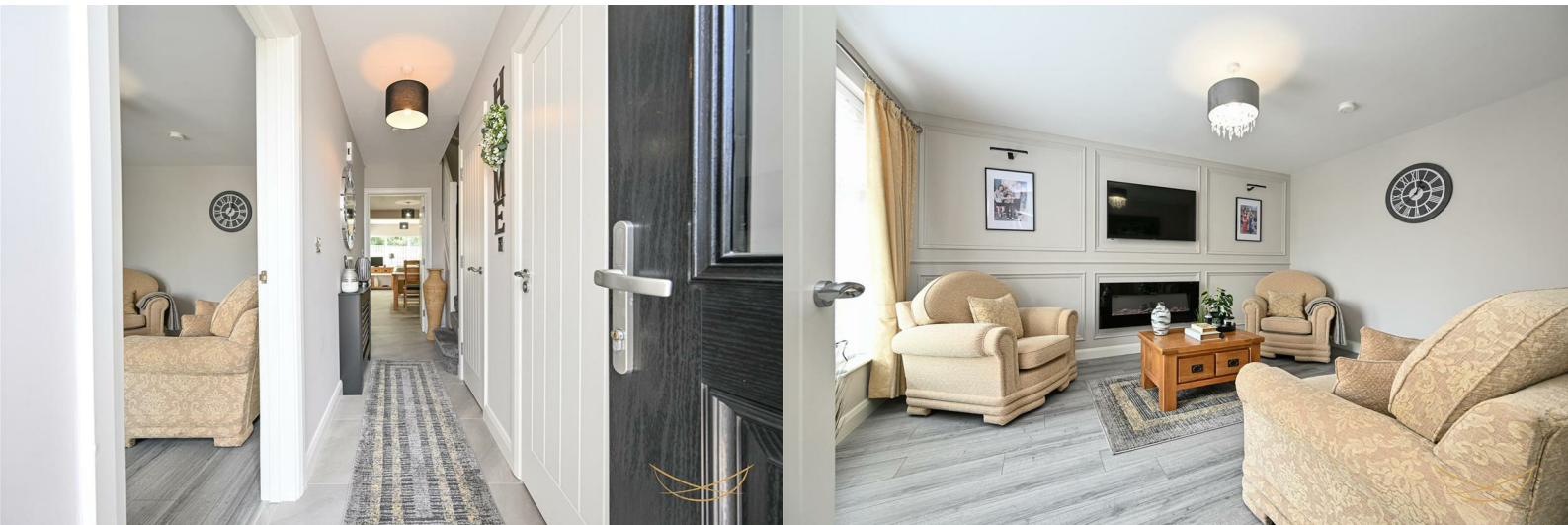
FOR SALE

27 Rushfield Place

Ballyclare, BT39 0FR

Offers over £234,950

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# 27 Rushfield Place

Ballyclare, BT39 0FR

Offers over £234,950



Situated within the recently completed Rushfield development on Jubilee Road, 27 Rushfield Place is an exceptional semi-detached home offering stylish, contemporary living in a peaceful yet highly convenient location. Ideally positioned for easy access in and out of Ballyclare, the property also enjoys the benefit of being within comfortable walking distance of local shops, schools and a range of everyday amenities.

Beautifully presented throughout, the home has been finished to a high standard and offers well-planned accommodation designed to suit modern family living. The ground floor comprises a bright and spacious lounge, together with a contemporary shaker-style kitchen featuring an informal dining area —perfect for both everyday life and entertaining.

Upstairs, there are well-proportioned bedrooms, including a generous principal bedroom with a contemporary ensuite shower room, as well as a stylish family bathroom finished to a high specification.

Externally, the property benefits from a private driveway providing off-street parking and a generous enclosed rear garden with a feature seating area, creating an ideal space for outdoor dining, entertaining or simply relaxing.

Offering a superb combination of quality, comfort and convenience, this impressive home is sure to appeal to a wide range of purchasers, including first-time buyers, young families and those seeking a turnkey property in a popular residential setting.

## ACCOMMODATION

### WELL PRESENTED ENTRANCE HALL

"15'9 x 3'5" ("4.80m x 1.04m)

Hardwood front door with glazed panels. Tiled flooring.

### DOWNSTAIRS TOILET

"6'10 x 3'0" ("2.08m x 0.91m)

### LIVING ROOM

"15'2 x 11'6" ("4.62m x 3.51m)

This beautifully presented living room is finished in a contemporary style, featuring elegant wall panelling with a bespoke media wall incorporating an electric fireplace to create a stylish focal point. Dual window aspect. Finished with attractive wood-effect flooring.

### OPEN PLAN KITCHEN

"19'1 x 12'3" ("5.82m x 3.73m)

Open-plan shaker-style kitchen, beautifully finished with a range of high-quality fitted units, contrasting worktops and integrated appliances including comprising eye level oven, four ring induction hob with overhead extractor fan housed in stainless steel canopy, fridge freezer, dishwasher and washer dryer. Offering ample space for informal dining, the layout flows effortlessly into a bright sunroom, creating the perfect setting for everyday family life and entertaining. Finished with contemporary tiled flooring and recessed lighting throughout.

### DINING ROOM/SUNROOM

"10'6 x 9'0" ("3.20m x 2.74m)

Twin PVC double glazed French doors opening out into patio and garden.

### STORAGE

"3'9 x 3'8" ("1.14m x 1.12m)

## FIRST FLOOR

### LANDING

"10'6 x 8'9" ("3.20m x 2.67m)

### STORAGE

"3'3 x 1'11" ("0.99m x 0.58m)

### BEDROOM 1

"13'9 x 11'4" ("4.19m x 3.45m)

### ENSUITE

"9'1 x 3'3" ("2.77m x 0.99m)

White suite comprising fully enclosed shower unit, low flush W/C. Vanity style wash hand basin with mixer taps. Heated chrome towel rail. Tiled flooring. Tiled splashback.

### BEDROOM 2

"10'0 x 9'9" ("3.05m x 2.97m)

### BEDROOM 3

"10'5 x 8'8" ("3.18m x 2.64m)

### BATHROOM

"8'9 x 7'0" ("2.67m x 2.13m)

The contemporary family bathroom is finished to a high standard, featuring a modern white suite comprising both a panelled bath and a separate walk-in shower cubicle. Complemented by a stylish vanity unit, chrome heated towel rail and attractive tiled finishes, the space is both practical and elegant.

## OUTSIDE

Rear enclosed garden with laid in lawns, paved seating area. Outdoor tap. Outdoor light. Tarmac finished driveway.

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### Road Map



### Hybrid Map



### Terrain Map



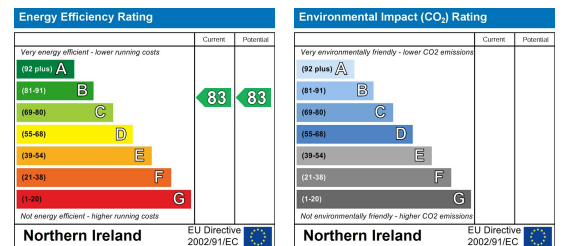
### Floor Plan

**27 Rushfield Place, Ballyclare**

**Ground Floor**

**First Floor**

### Energy Efficiency Graph



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