NEST
ESTATE AGENTS

5 Rushfield Walk

Ballyclare, BT39 0FQ

3 3 1 B

Offers over £214,950

Welcome to 5 Rushfield Walk, Ballyclare — a beautifully presented and contemporary three-bedroom semi-detached home, ideally positioned within this popular modern development on Jubilee Road.

Built circa 2022, this stylish home offers bright, well-proportioned accommodation throughout and is perfectly suited to modern family living. The property comprises a spacious lounge, contemporary fitted kitchen with informal dining area, convenient downstairs W.C., three well-proportioned bedrooms including a master with ensuite, and a modern family bathroom suite.

Externally, the property benefits from a private driveway providing off-street parking, together with an enclosed rear garden featuring a paved sitting area — the perfect space for outdoor dining, entertaining or simply relaxing.

Situated on the edge of Ballyclare, Rushfield Walk offers the ideal balance of convenience and connectivity. Local schools, shops, cafés and everyday amenities are all within easy reach, while excellent access to the M2 motorway makes commuting to Belfast and surrounding towns particularly convenient.

With its modern finish, sought-after location and move-in-ready presentation, 5 Rushfield Walk is an excellent choice for first-time buyers, young families or those looking for a contemporary home in a well-established location.

HALLWAY "11'9 x 7'3" ("3.58m x 2.21m)
Hardwood front door with feature glazed insets and overhead panel. Tiled flooring.

TOILET "6'8 x 3'3" ("2.03m x 0.99m)
White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled splashback. Tiled flooring.

LIVING ROOM "18'0 x 11'4" ("5.49m x 3.45m)

FITTED KITCHEN "18'7 x 15'5" ("5.66m x 4.70m)
Range of high and low level units with contrasting formica worktops. 1.5 bowl sink unit with drainer and mixer taps. Integrated electric oven and hob. Stainless steel extractor fan. Integrated dishwasher. Integrated fridge freezer. Recessed spotlights. Tiled flooring. Tiled splashback. Access to rear garden via patio doors. Access to storage.

STORAGE "6'11 x 3'5" ("2.11m x 1.04m)

BEDROOM 1 "14'5 x 11'0" ("4.39m x 3.35m)

ENSUITE "8'8 x 3'3" ("2.64m x 0.99m)
White suite comprising fully enclosed shower unit. Vanity style sink unit with mixer taps Low flush W/C. Heated chrome towel rail. Tiled splashback. Tiled flooring.

BEDROOM 2 "9'10 x 9'4" ("3.00m x 2.84m)

BEDROOM 3 "7'4 x 8'1" ("2.24m x 2.46m)

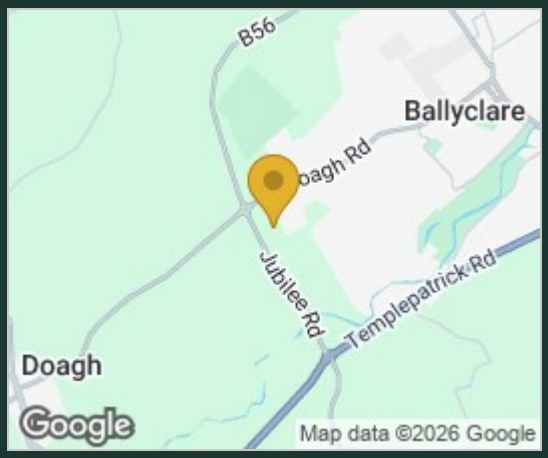
BATHROOM "8'9 x 6'10" ("2.67m x 2.08m)
White suite comprising fully enclosed shower unit. Paneled bathroom with mixer taps and handheld shower. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail with mixer taps. Tiled flooring. Tiled splashback.

LANDING "10'9 x 8'9" ("3.28m x 2.67m)
Access to storage. Access to roofspace.

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

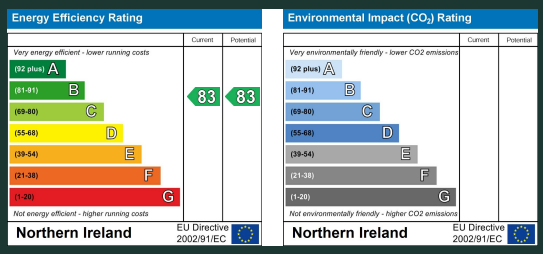
OUTSIDE
Fully enclosed laid in lawn with feature raised decking. Paved seating area. Outdoor tap. Outdoor lighting.

Front laid in lawn, tarmac finished driveway.



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



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