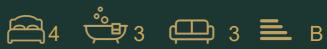




7 Rushfield Drive

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.

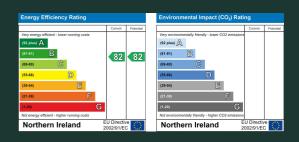
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