



FOR SALE

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.

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Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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 ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

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