



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**

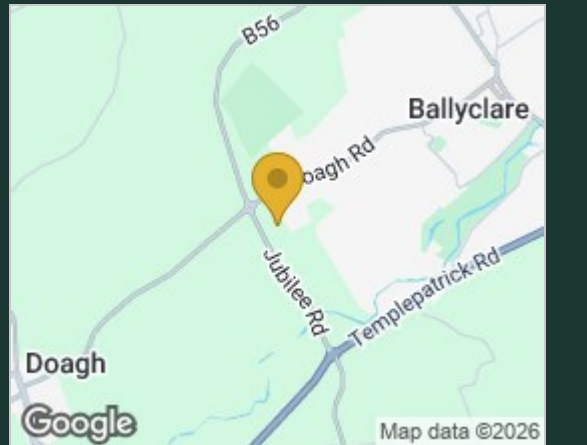
Enclosed rear garden with laid in lawn and paved seating area. Outdoor tap. Outdoor light

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

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Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b> EU Directive 2002/91/EC			<b>Northern Ireland</b> EU Directive 2002/91/EC		

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