

4 Rushfield Drive, Ballyclare, BT39 0FT



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Highly Regarded Modern Development
- Contemporary Open Plan Kitchen / Dining Layout
- Deluxe Modern Family Bathroom & En Suite Bathroom
- Luxury Fully Fitted Shaker Fitted Kitchen
- Large Private Enclosed Rear Garden
- PVC Double Glazing/ Gas Central Heating
- Private Driveway To Side

PRICE Offers Over £209,950

Positioned within the well regarded Rushfield development this beautifully presented three bedroom semi detached boasts a well planned living layout incorporating spacious lounge, luxury shaker kitchen with dining aspect, deluxe family bathroom and modern ensuite. The property further benefits from a large private enclosed garden and private driveway for off street parking. With new homes in high demand this home will interest the purchaser searching for a new home without the wait. An early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Front door into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

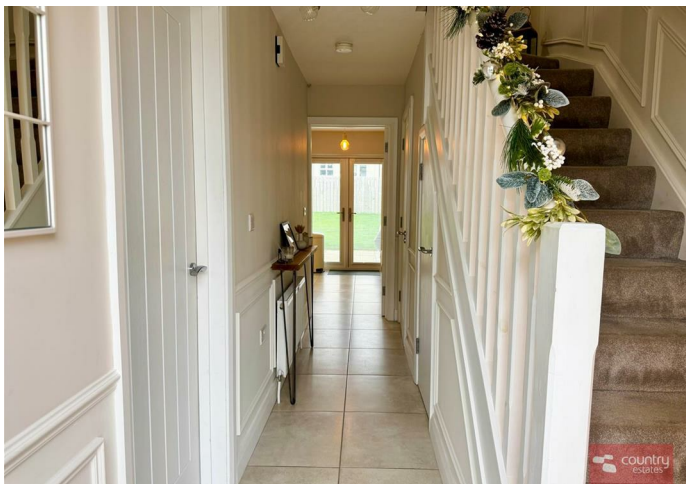
Tiled floor. Feature painted panelled walls. Bespoke built in understairs storage cupboard.

MODERN FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with monobloc tap and button flush w.c. Patchwork stone effect tiled floor.

LOUNGE 16'8" x 10'9"

Modern wall mounted electric fire. Dual window aspect.



OPEN PLAN LUXURY KITCHEN WITH LIVING/DINING ASPECT 17'9" x 10'6"

Approximate. Equipped with a comprehensive range of high and low level shaker style fitted units in dove grey with contrasting wood effect work surfaces. Inlaid single drainer 1810 modern sink unit with swan neck lever mixer tap in brushed gold effect. A host of integrated appliances including oven with 4 ring hob, overhead extractor fan housed in stainless steel canopy with glass hood, fridge freezer, dishwasher and washer dryer. Complementary wall tiling. Tiled floor. Low voltage recessed lighting. Twin PVC double glazed french doors to rear garden.



FIRST FLOOR

BEDROOM 1 10'6" x 9'9"

Dual window aspect. Feature painted panelled accent wall.

DELUXE EN SUITE

Comprising semi pedestal wash hand basin with mono block tap and tiled splashback, button flush w.c and fully tiled shower enclosure. Patchwork stone effect tiled floor.



BEDROOM 2 11'8" x 9'1"

At max.

BEDROOM 3 14'0" x 8'3"



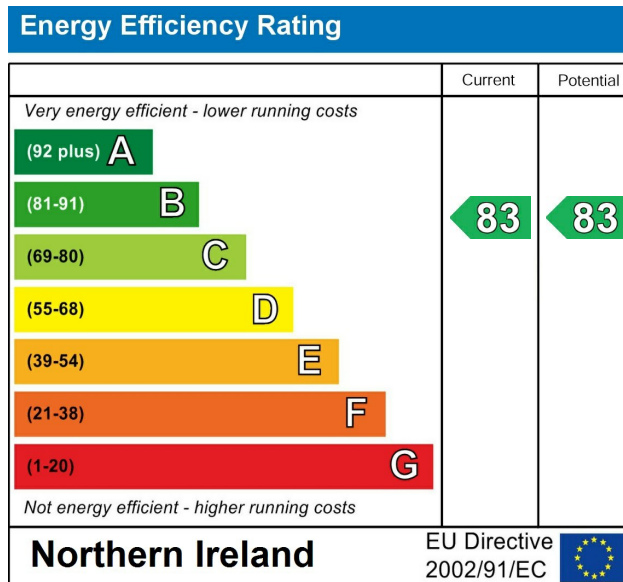
DELUXE MODERN FAMILY BATHROOM

Comprising semi pedestal wash hand basin with mono block tap, 1/4 rounded fully tiled shower enclosure, button flush w.c and panelled bath with hand held shower attachment and tiled splashback. tiled floor.



OUTSIDE

Outside neat well maintained garden to front in lawn. Driveway to side with ample parking. Large private enclosed garden to rear in lawn screened by perimeter fence . Private paved patio area perfect for family barbecues.



IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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