

## 2 Rushfield Walk, Ballyclare, BT39 0FQ



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Popular Well Regarded Modern Development
- Open Plan Kitchen With Living/ Dining Aspect
- Luxury Shaker Kitchen With Centre Island
- Sun Lounge Extension
- Deluxe Family Bathroom And En Suite
- PVC Double Glazing
- Gas Central Heating

**PRICE Offers Over £238,500**

*Positioned on prime corner site within the popular Rushfield development. This recently constructed double fronted semi-detached enjoys a spacious well planned living layout. incorporating 3 bedrooms, lounge, luxury shaker kitchen with centre island and sun lounge extension. The property further benefits from principle bedroom with deluxe ensuite, deluxe family bathroom and modern furnished cloakroom. Externally there is a private enclosed garden and twin parking bays to rear. Early viewing is advised.*

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**Glengormley**  
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## ACCOMMODATION

### GROUND FLOOR

Front door into:-

#### WELL PRESENTED ENTRANCE HALL

Feature half panelled painted walls. Porcelain tiled floor extending into kitchen/ sun lounge areas. Understairs storage cupboard.

#### LOUNGE 16'6" x 12'4"

Dual window aspect. Feature modern wall mounted electric fire.



#### OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 16'6" x 11'4"

Dual window aspect. Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Inlaid stainless steel twin sinks with Swan neck mixer tap. A host of integrated appliances comprising eye level oven, four ring induction hob with overhead extractor fan housed in stainless steel canopy, fridge freezer, dishwasher and washer dryer. Fixed centre Island with breakfast bar style return. Open plan through to:-

#### SUN LOUNGE 12'6" x 9'7"

Twin PVC double glazed French doors opening out into patio and garden.



#### MODERN FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with monobloc tap and tiled splashback button flush w.c. Feature half panelled painted walls.

### FIRST FLOOR

#### SPACIOUS GALLERY STYLE LANDING

Feature half panelled painted walls. Shelved linen cupboard.

## BEDROOM 1 11'6" x 9'3"

Feature painted panelled accent wall.

### DELUXE EN SUITE

Comprising button flush w.c, modern gloss white vanity unit with monobloc tap and tiled splashback. Full width fully tiled shower enclosure with drench style shower and hand shower attachment. Tiled floor.



## BEDROOM 2 12'0" x 8'3"

## BEDROOM 3 12'0" x 8'6"

Approximately feature half panelled painted walls. Dual window aspect.



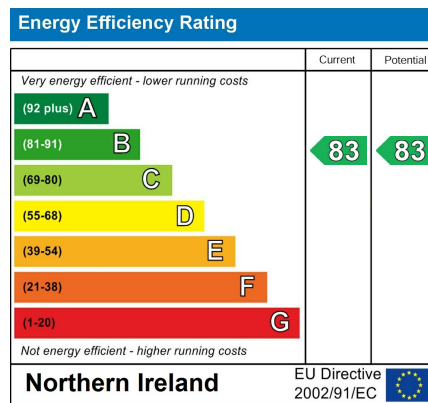
### DELUXE MODERN FAMILY BATHROOM

Comprising gloss white vanity unit with monobloc tap and tiled splashback, button flush w.c and 'P' shaped bath with curved thick shower screen and wall mounted shower attachment. Complementary wall tiling. Tiled floor. Recessed low voltage lighting.



## OUTSIDE

Neat well maintained gardens to front in lawn screened by ranch style railings. Driveway to side with private twin parking bays. Private enclosed garden to rear in lawn screened by perimeter fence and paved patio area. Perfect for summer barbecues.



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



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