



31 Rushfield Place

Ballyclare, BT39 0FR

Offers Over Offers over
£244.950



We are delighted to present this stunning, recently constructed home located in the highly sought-after Rushfield Place. This beautifully finished property offers four generously sized bedrooms, including a luxurious master with ensuite, making it perfect for growing families or those seeking extra space.

The ground floor boasts a spacious lounge, a sleek modern open-plan kitchen and dining area that flows seamlessly into a bright and airy sunroom – ideal for entertaining or relaxing with family. A convenient downstairs W/C complements the stylish family bathroom upstairs.

Externally, the home continues to impress with a large, enclosed rear garden featuring elegant paving, ideal for summer gatherings. To the front, a neatly landscaped garden and private driveway provide parking for two vehicles.

Finished to an exceptional standard throughout, 31 Rushfield Place offers contemporary comfort in an enviable location – early viewing is highly recommended.

HALLWAY 16'5" x 7'7" (5.00m x 2.31m)
uPVC front door with feature glazed panels. Tiled flooring. Storage cupboard.

DOWNSTAIRS W/C 5'11" x 3'1" (1.80m x 0.94m)
White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled floor. Tiled splashback.

STORAGE 2'5" x 3'3" (0.74m x 0.99m)

LIVING ROOM 11'9" x 18'5" (3.58m x 5.61m)
Feature bay window. Electric fire.

FITTED KITCHEN 14'1" x 20" (4.29m x 6.10m)
Range of high and low level units with contrasting worktops. Stainless steel sink unit with mixer taps a draining unit. Integrated under electric oven. Integrated electric hob. Stainless steel extractor fan. Integrated fridge freezer. Integrated dishwasher. Tiled splashback. Tiled flooring. Recessed spotlights.

SUNROOM 12'6" x 9'1" (3.81m x 2.77m)
Access to rear garden via patio doors. Tiled floor.

UTILITY 8" x 5'6" (2.44m x 1.68m)
Range of units with contrasting work tops. Space for washing machine. Space for tumble dryer. Stainless steel sink unit with drainer and mixer taps. Tiled flooring. Access to side of the property.

FIRST FLOOR

LANDING 12'5" x 10'6" (3.78m x 3.20m)
Access to storage. Access to roofspace.

BEDROOM 1 12'2" x 13'4" (3.71m x 4.06m)

ENSUITE 3'3" x 8'5" (0.99m x 2.57m)
White suite comprising fully enclosed shower, Low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled splashback Tiled flooring.

BEDROOM 2 9'9" x 9'7" (2.97m x 2.92m)

BEDROOM 3 9'9" x 9'7" (2.97m x 2.92m)

BEDROOM 4 9'8" x 7'4" (2.95m x 2.24m)

BATHROOM 10" x 6'8" (3.05m x 2.03m)
White four piece suite comprising fully enclosed mains shower. Paneled bath with mixer taps. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback. Recessed spotlights.

STORAGE 2' x 2'11" (0.61m x 0.89m)

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

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



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

11 The Square Ballyclare, Co.Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com