



Rushfield

TEMPLEPATRICK ROAD
BALYCLARE

PHASE 2A

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A real sense of home.


Rushfield
BALLYCLARE





Rushfield

BALLYCLARE

House Types



THE MEADOW

Living Room (with stove)
Spacious Open Plan Kitchen, Dining
and Family Room
Four Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

4 BED DETACHED 1395 SQ. FT.



THE MELIC

Living Room (with focal fire)
Kitchen & Dining
Four Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

4 BED SEMI-DETACHED 1260 SQ. FT.



THE MARRAM

Living Room (with focal fire)
Kitchen & Dining
Three Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

3 BED SEMI-DETACHED 1085 SQ. FT.



THE HEATH

Living Room (with stove)
Spacious Open Plan Kitchen, Dining
and Family Room
Four Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

4 BED DETACHED 1375 SQ. FT.



THE RYE

Living Room (with stove)
Kitchen & Dining
Three Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

3 BED DETACHED 1125 SQ. FT.



THE BROME

Living Room (with focal fire)
Kitchen & Dining
Three Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

3 BED SEMI-DETACHED 1050 SQ. FT.



THE COTTON

Living Room (with focal fire)
Kitchen & Dining
Three Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

3 BED SEMI-DETACHED 1020 SQ. FT.



THE REED

Living Room (with stove)
Kitchen & Dining
Three Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

3 BED DETACHED 1105 SQ. FT.



THE WOODRUSH

Living Room (with stove)
Kitchen & Dining
Three Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

3 BED DETACHED 1100 SQ. FT.

Optional Extras

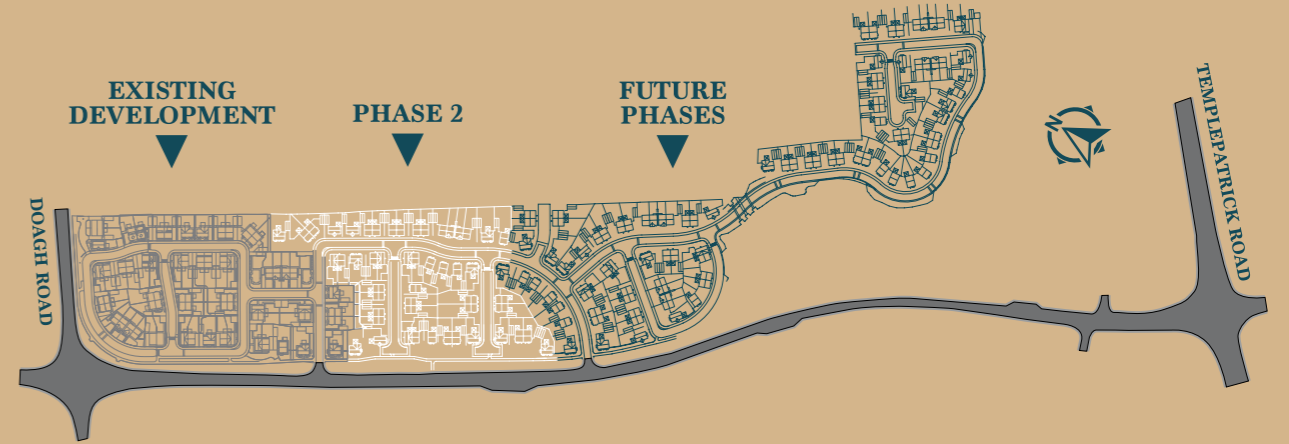
Garages - see pages 28-29

Garden Rooms - see page 30

Or please ask for more details

Site Map

PHASE 2 A



Site Map Key

HOUSE TYPES:

Meadow

4 BED - DETACHED, 1395 SQ FT

Heath

4 BED - DETACHED, 1375 SQ FT

Rye

3 BED - DETACHED, 1125 SQ FT

Reed

3 BED - DETACHED, 1105 SQ FT

Woodrush

3 BED - DETACHED, 1100 SQ FT

Melic

4 BED - SEMI-DETACHED, 1260 SQ FT

Marram

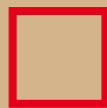
3 BED - SEMI-DETACHED, 1085 SQ FT

Brome

3 BED - SEMI-DETACHED, 1050 SQ FT

Cotton

3 BED - SEMI-DETACHED, 1020 SQ FT



PHASE 2 A
indicated by red outline



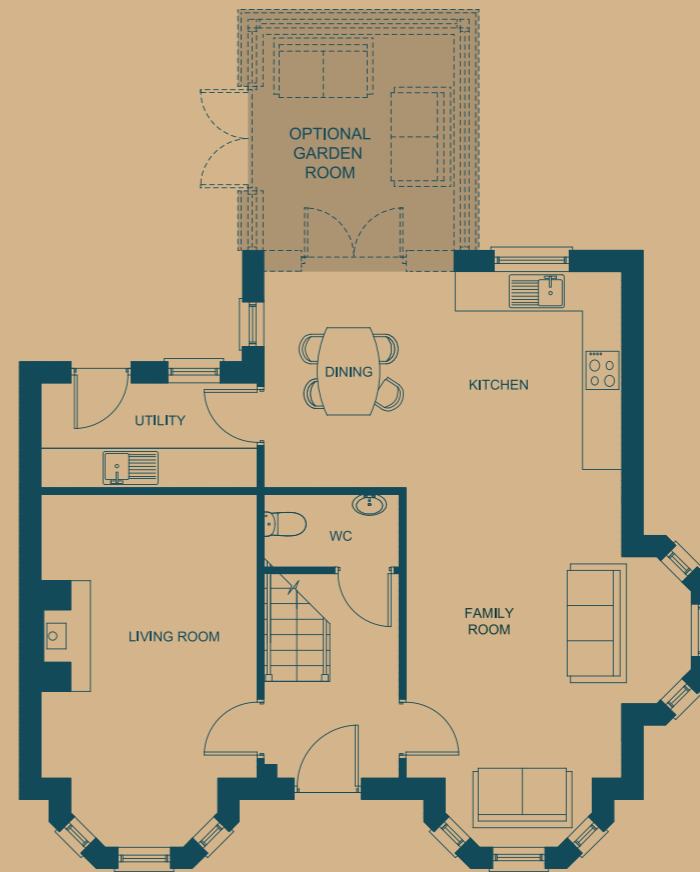
Meadow

4 BED
DETACHED
1395 SQ.FT

GARDEN ROOM
ADDITIONAL
110 SQ.FT



Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING / FAMILY
8.7m x 5.4m 28' 7" x 17' 9"

UTILITY
3.2m x 1.5m 10' 6" x 4' 11"

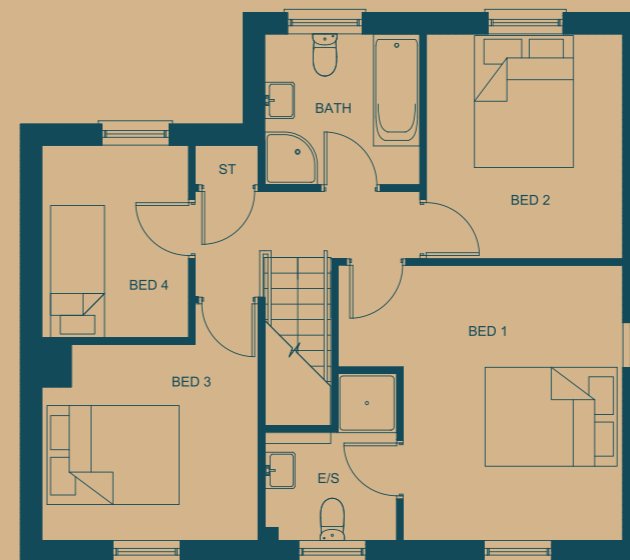
LIVING ROOM
5.3m x 3.2m 17' 5" x 10' 6"

WC
2.0m x 1.1m 6' 7" x 3' 7"

OPTIONAL EXTRA
GARDEN ROOM
3.6m x 2.8m 10' 4" x 9' 1"

GARAGE
Available on selected plots.

1st Floor



FIRST FLOOR DIMENSIONS

BED 1
4.3m x 4.1m 14' 1" x 13' 5"

ENSUITE
2.0m x 1.6m 6' 7" x 5' 3"

BED 2
3.4m x 2.9m 11' 2" x 9' 6"

BED 3
3.5m x 3.2m 11' 6" x 10' 6"

BED 4
2.9m x 2.2m 9' 6" x 7' 3"

BATH
2.3m x 2.2m 7' 7" x 7' 3"



EXTERNAL FINISH



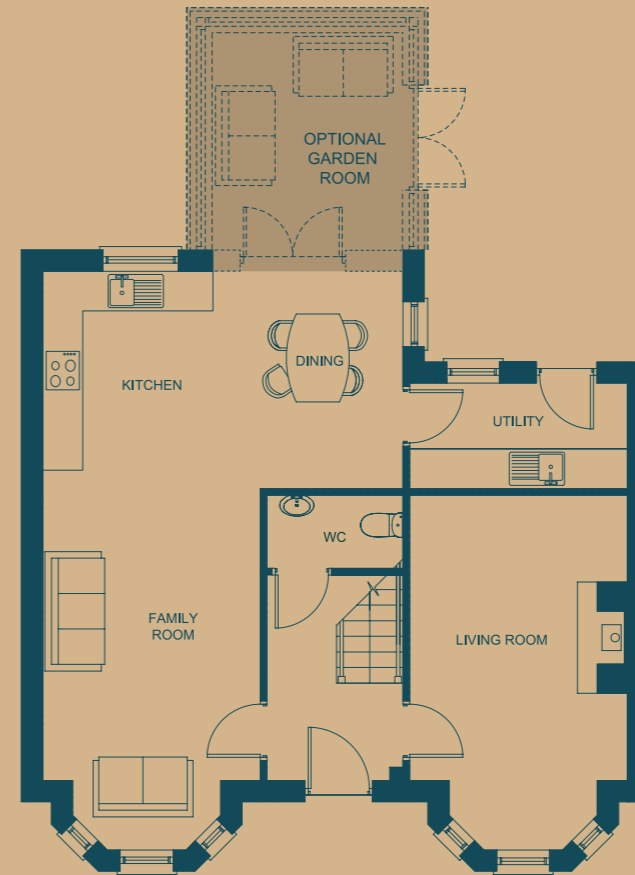
124

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Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING / FAMILY
8.7m x 5.4m 28" 7 x 17" 9

UTILITY
3.2m x 1.5m 10" 6 x 4" 11

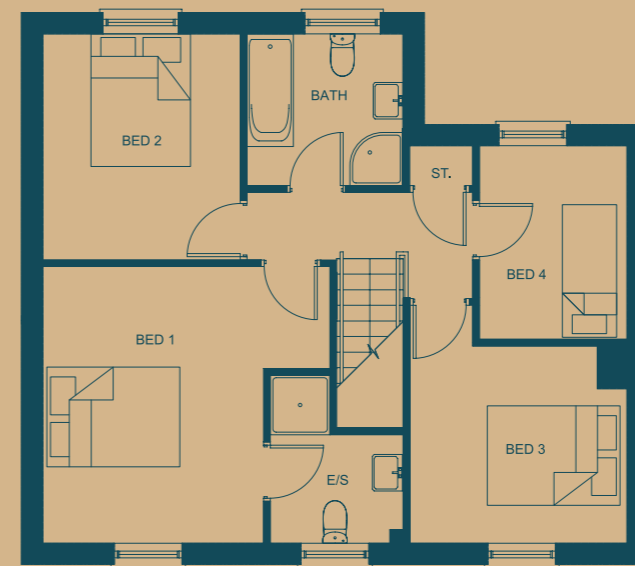
LIVING ROOM
5.3m x 3.2m 17" 5 x 10" 6

WC
2.0m x 1.1m 6" 7 x 3" 7

OPTIONAL EXTRA
GARDEN ROOM
3.6m x 2.8m 10" 4 x 9" 1

GARAGE
Available on selected plots.

1st Floor



FIRST FLOOR DIMENSIONS

BED 1
4.3m x 4.1m 14" 1 x 13" 5

ENSUITE
2.0m x 1.6m 6" 7 x 5" 3

BED 2
3.4m x 2.9m 11" 2 x 9" 6

BED 3
3.5m x 3.2m 11" 6 x 10" 6

BED 4
2.9m x 2.2m 9" 6 x 7" 3

BATH
2.3m x 2.2m 7" 7 x 7" 3



EXTERNAL FINISH



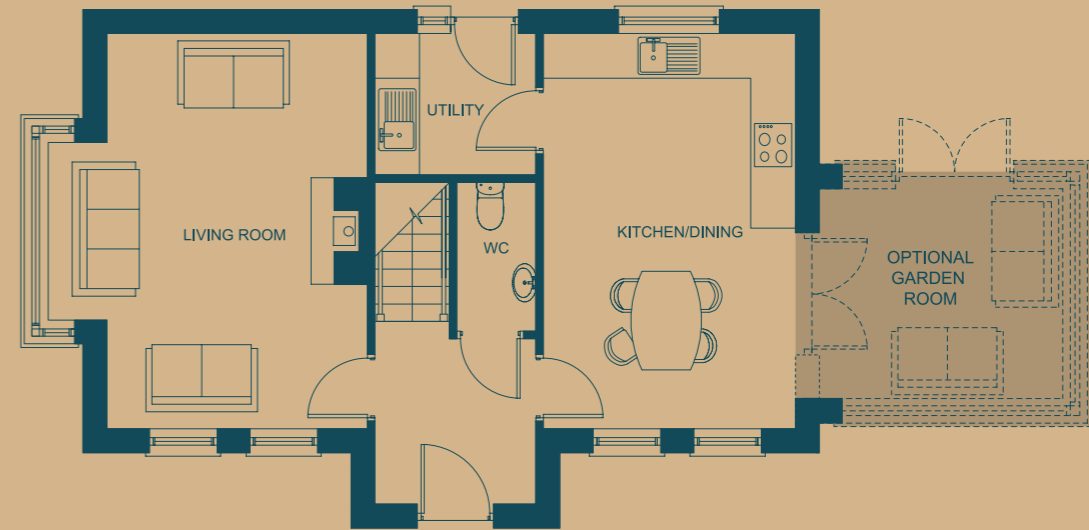
61 & 132

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Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING
5.3m x 3.3m 17" 5 x 10" 10

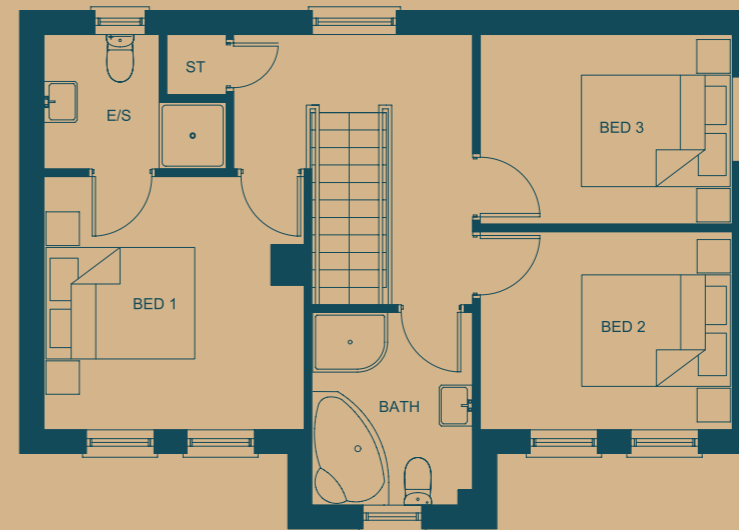
UTILITY
2.1m x 1.9m 6" 11 x 6" 3

LIVING ROOM
5.3m x 4.2m 17" 5 x 13" 9

WC
2.0m x 1.0m 6" 7 x 3" 3

OPTIONAL EXTRA GARDEN ROOM
3.6m x 2.8m 10" 4 x 9" 1

1st Floor



FIRST FLOOR DIMENSIONS

BED 1
3.5m x 3.4m 11" 6 x 11" 2

ENSUITE
1.8m x 1.5m 5" 11 x 4" 11

BED 2
3.3m x 2.6m 10" 10 x 8" 6

BED 3
3.3m x 2.5m 10" 10 x 8" 2

BATH
2.5m x 2.1m 8" 2 x 6" 11



EXTERNAL FINISH



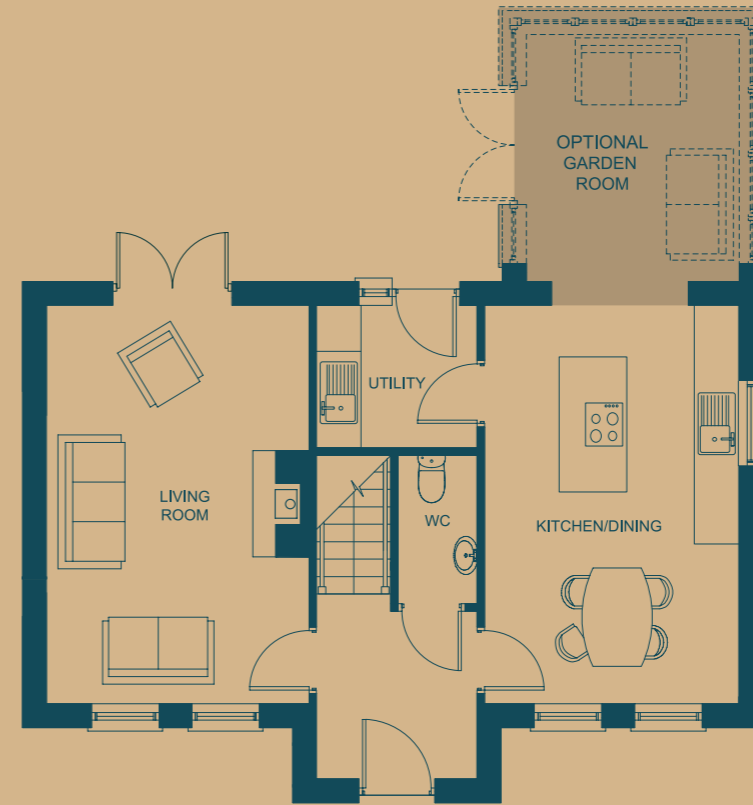
125

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Ground Floor



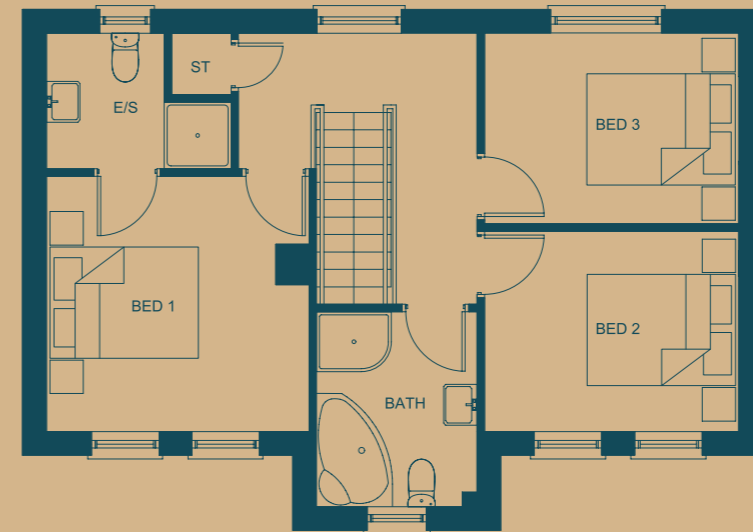
GROUND FLOOR DIMENSIONS

KITCHEN / DINING	5.3m x 3.3m	17" 5 x 10" 10
UTILITY	2.1m x 1.9m	6" 11 x 6" 3
LIVING ROOM	5.3m x 3.5m	17" 5 x 11" 6
WC	2.0m x 1.0m	6" 7 x 3" 3

OPTIONAL EXTRA GARDEN ROOM
3.6m x 2.8m 10" 4 x 9" 1

GARAGE
Available on selected plots.

1st Floor



FIRST FLOOR DIMENSIONS

BED 1	3.5m x 3.4m	11" 6 x 11" 2
ENSUITE	1.8m x 1.5m	5" 11 x 4" 11
BED 2	3.3m x 2.6m	10" 10 x 8" 6
BED 3	3.3m x 2.5m	10" 10 x 8" 2
BATH	2.5m x 2.1m	8" 2 x 6" 11



EXTERNAL FINISH



RENDER

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BRICK

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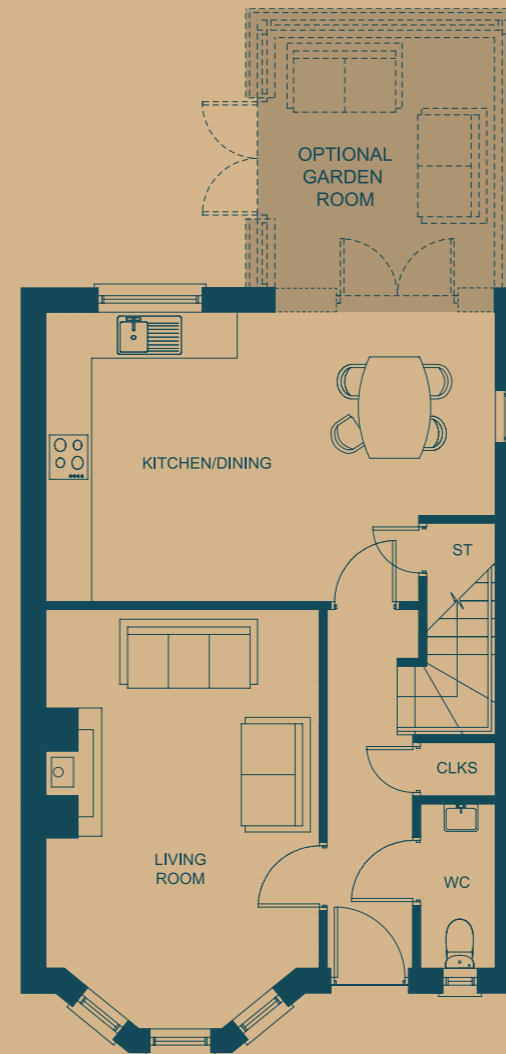
Woodrush

3 BED
DETACHED
1100 SQ.FT

GARDEN ROOM
ADDITIONAL
110 SQ.FT



Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING
5.8m x 3.7m 19" 0 x 12" 2

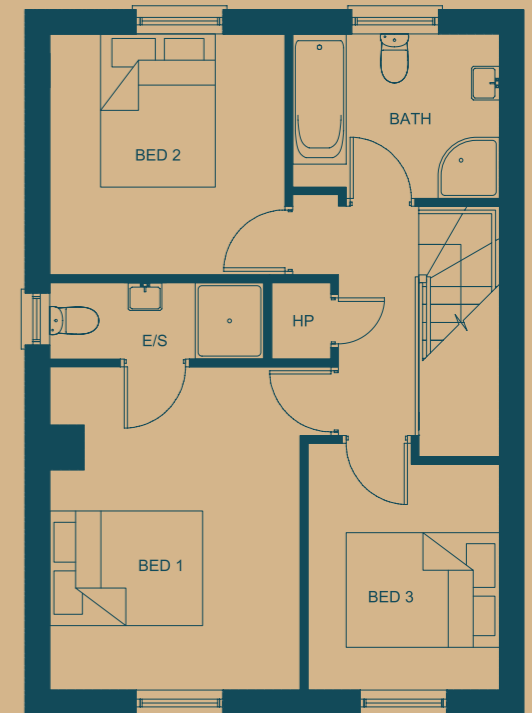
LIVING ROOM
5.4m x 3.5m 17" 9 x 11" 6

WC
2.1m x 0.9m 6" 11 x 2" 11

OPTIONAL EXTRA GARDEN ROOM
3.6m x 2.8m 10" 4 x 9" 1

GARAGE
Available on selected plots.

1st Floor



FIRST FLOOR DIMENSIONS

BED 1
4.2m x 3.2m 13" 9 x 10" 6

ENSUITE
2.8m x 1.0m 9" 2 x 3" 3

BED 2
3.1m x 3.0m 10" 2 x 9" 10

BED 3
3.2m x 2.5m 10" 6 x 8" 2

BATH
2.7m x 1.9m 8" 10 x 6" 3



EXTERNAL FINISH



135 & 140

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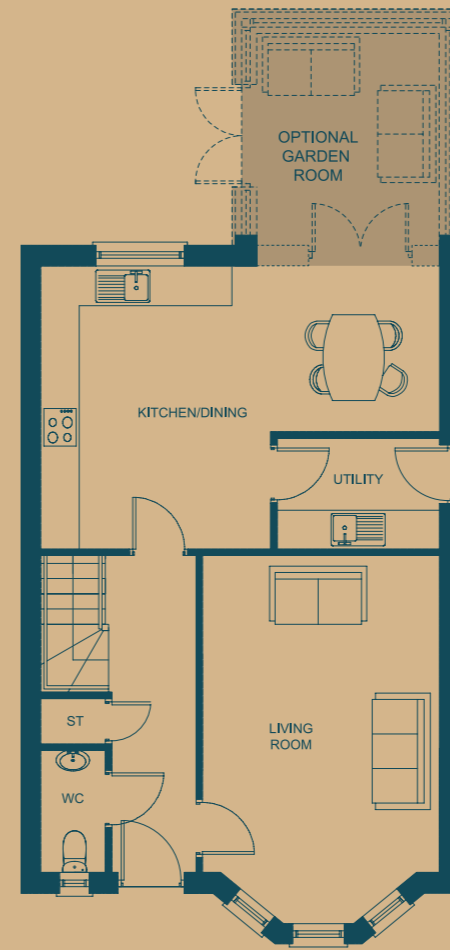
Melic

4 BED
SEMI-DETACHED
1260 SQ.FT

GARDEN ROOM
ADDITIONAL
110 SQ.FT



Ground Floor



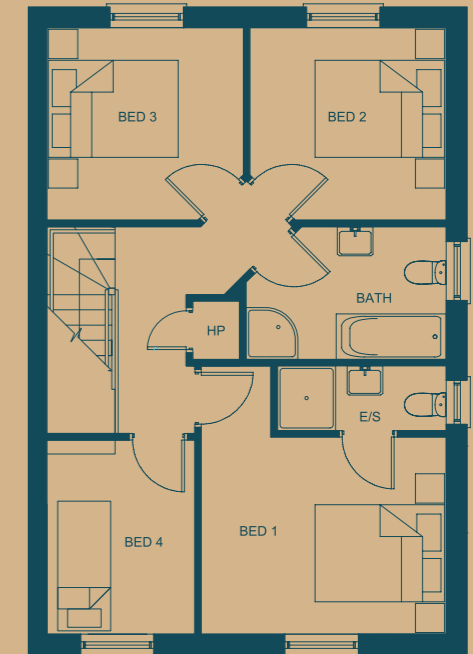
GROUND FLOOR DIMENSIONS

KITCHEN / DINING	6.1m x 4.3m	20' 0" x 14' 1"
UTILITY	2.5m x 1.7m	8' 2" x 5' 7"
LIVING ROOM	5.6m x 3.6m	18' 4" x 11' 10"
WC	1.8m x 1.0m	5' 11" x 3' 3"

OPTIONAL EXTRA GARDEN ROOM
3.6m x 2.8m 10' 4" x 9' 1"

GARAGE
Available on selected plots.

1st Floor



FIRST FLOOR DIMENSIONS

BED 1	4.1m x 3.7m	13' 5" x 12' 2"
ENSUITE	2.6m x 1.0m	8' 6" x 3' 3"
BED 2	3.0m x 2.9m	9' 10" x 9' 6"
BED 3	3.0m x 2.9m	9' 10" x 9' 6"
BED 4	2.9m x 2.2m	9' 6" x 7' 3"
BATH	3.0m x 2.0m	9' 10" x 6' 7"



EXTERNAL FINISH



59 & 60

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Melic

4 BED SEMI-DETACHED
1260 SQ.FT

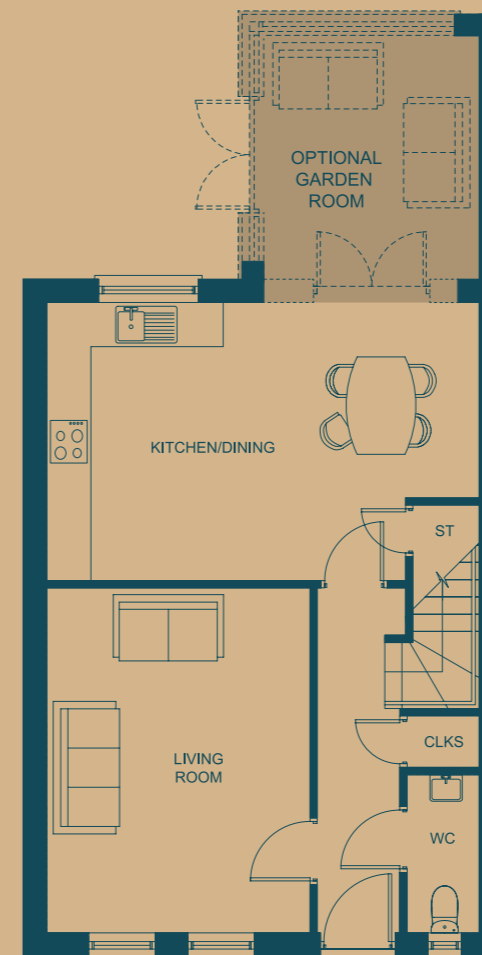
Marram

3 BED
SEMI-DETACHED
1085 SQ.FT

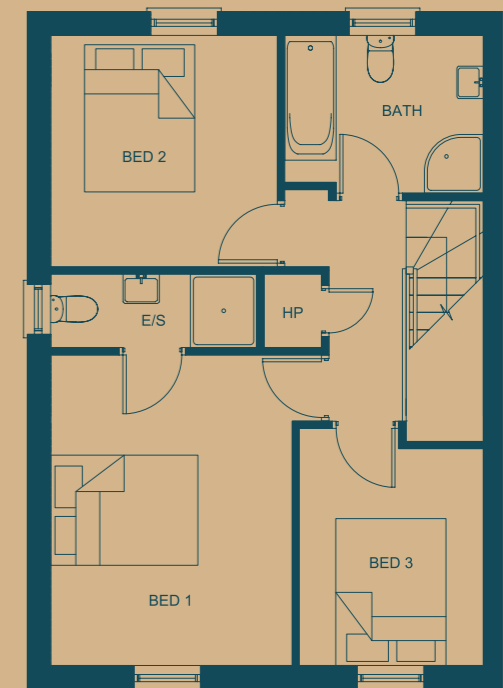
GARDEN ROOM
ADDITIONAL
110 SQ.FT



Ground Floor



1st Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING
5.8m x 3.7m 19' 0" x 12' 2"

LIVING ROOM
4.6m x 3.5m 15' 1" x 11' 6"

WC
2.1m x 0.9m 6' 11" x 2' 11"

OPTIONAL EXTRA GARDEN ROOM
3.6m x 2.8m 10' 4" x 9' 1"

GARAGE
Available on selected plots.

FIRST FLOOR DIMENSIONS

BED 1
4.2m x 3.2m 13' 9" x 10' 6"

ENSUITE
2.8m x 1.0m 9' 2" x 3' 3"

BED 2
3.1m x 3.0m 10' 2" x 9' 10"

BED 3
3.2m x 2.5m 10' 6" x 8' 2"

BATH
2.7m x 2.0m 8' 10" x 6' 7"



EXTERNAL FINISH



126, 127, 128,
129, 136 & 137

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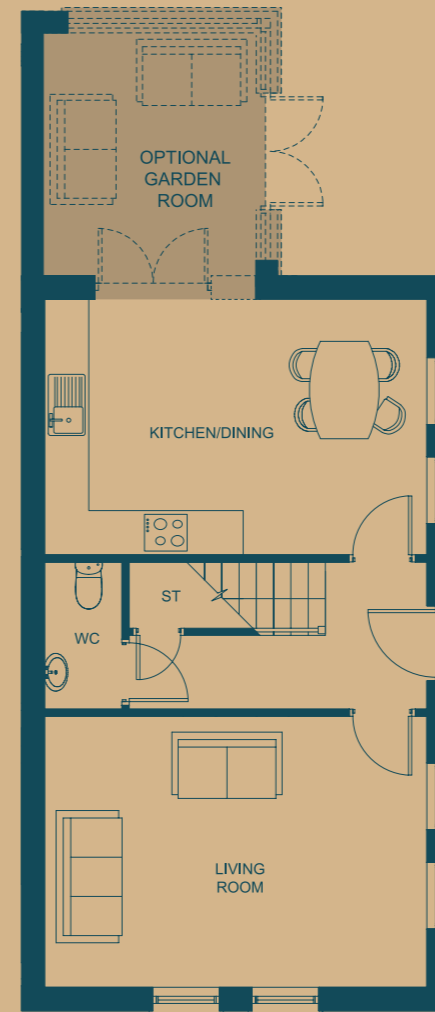
Brome

3 BED
SEMI-DETACHED
1050 SQ.FT -

GARDEN ROOM
ADDITIONAL
110 SQ.FT



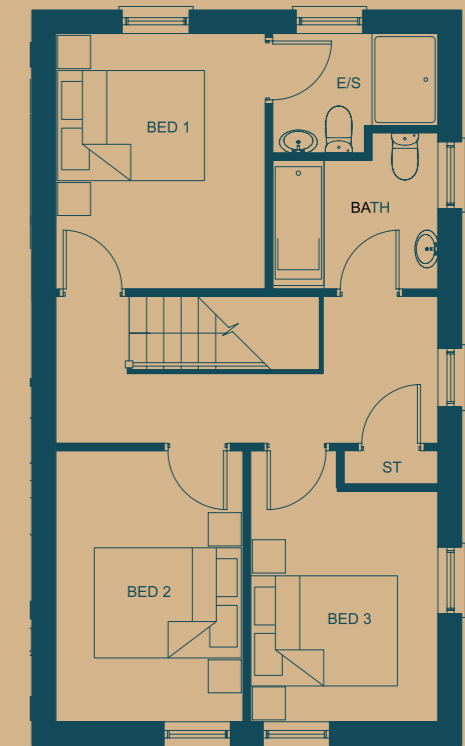
Ground Floor



GROUND FLOOR DIMENSIONS

- KITCHEN / DINING**
5.2m x 3.4m 17" 1 x 11" 2
- LIVING ROOM**
5.2m x 3.6m 17" 1 x 11" 10
- WC**
2.0m x 1.0m 6" 7 x 3" 3
- OPTIONAL EXTRA GARDEN ROOM**
3.6m x 2.8m 10" 4 x 9" 1

1st Floor



FIRST FLOOR DIMENSIONS

- BED 1**
3.4m x 2.8m 11" 2 x 9" 2
- ENSUITE**
2.2m x 1.6m 7" 3 x 5" 3
- BED 2**
3.6m x 2.5m 11" 10 x 8" 2
- BED 3**
3.6m x 2.5m 11" 10 x 8" 2
- BATH**
2.2m x 2.1 m 7" 3 x 6" 11



EXTERNAL FINISH



130 & 134



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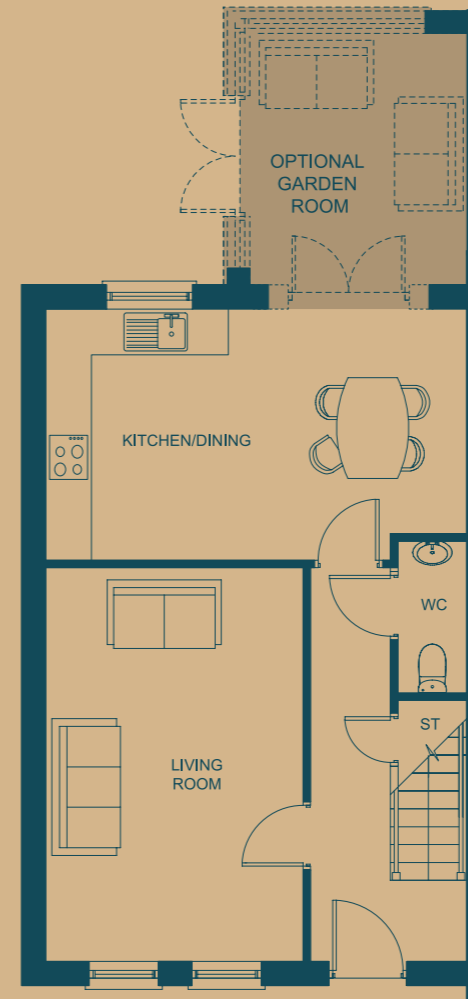
Cotton

3 BED
SEMI-DETACHED
1020 SQ.FT

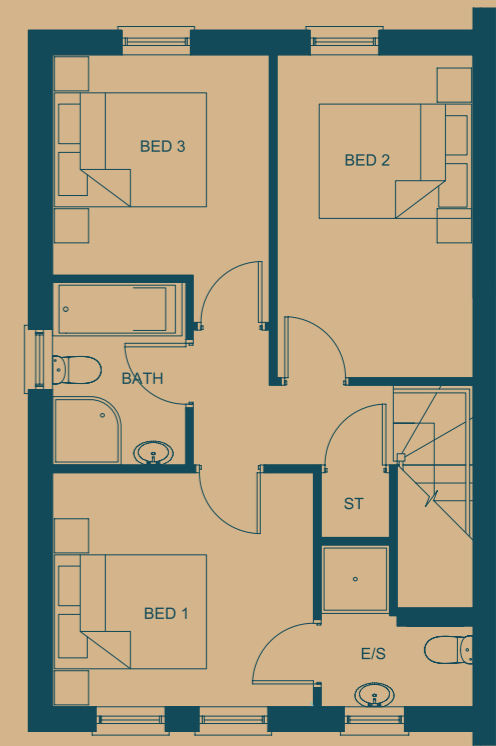
GARDEN ROOM
ADDITIONAL
110 SQ.FT



Ground Floor



1st Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING	5.5m x 3.3m	18" 1 x 10" 10
LIVING ROOM	5.1m x 3.3m	16" 9 x 10" 10
WC	2.0m x 0.9m	6" 7 x 2" 11

OPTIONAL EXTRA GARDEN ROOM
3.6m x 2.8m 10" 4 x 9" 1

GARAGE
Available on selected plots.

FIRST FLOOR DIMENSIONS

BED 1	3.4m x 3.0m	11" 2 x 9" 10
ENSUITE	2.0m x 1.2m	6" 7 x 3" 11
BED 2	4.2m x 2.5m	13" 9 x 8" 2
BED 3	2.8m x 2.8m	9" 2 x 9" 2
BATH	2.4m x 1.7m	7" 10 x 5" 7



EXTERNAL FINISH



131 & 133



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Single Garages

SINGLE GARAGE

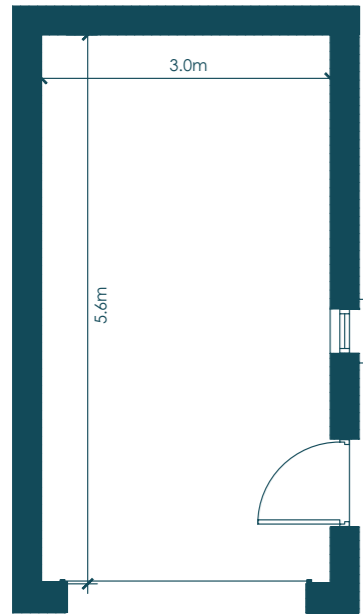


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SINGLE GARAGE WITH STORE

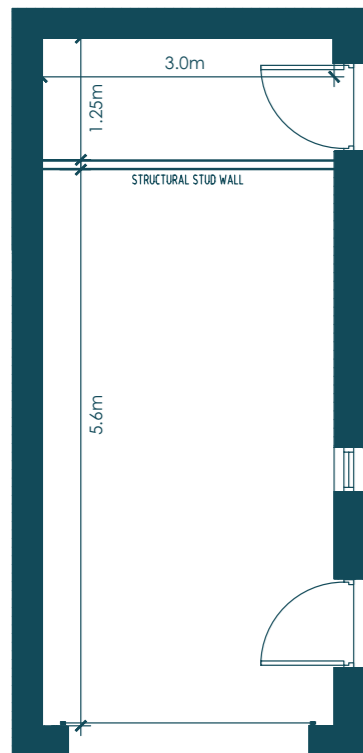
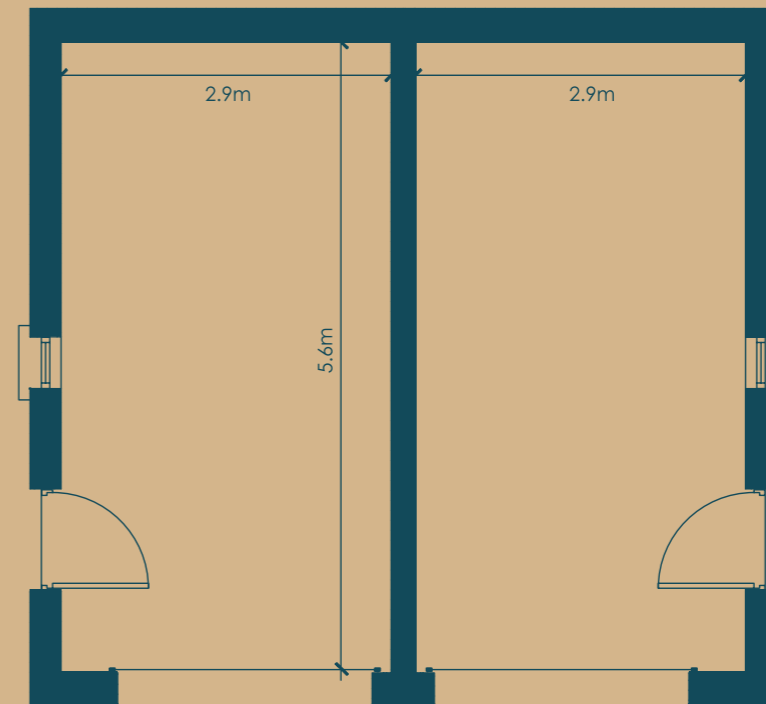


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Double Party Garage



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Garages and Garden Rooms will be built in the same finish as the house.

Garden Rooms

2 SIDED GLASS

Available with
Marram, Brome, Cotton.

Garden Room 110 sq.ft

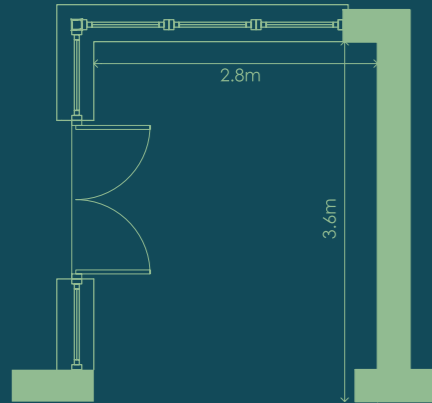


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3 SIDED GLASS

Available with
Meadow, Heath, Rye, Reed
Woodrush, Melic.

Garden Room 110 sq.ft

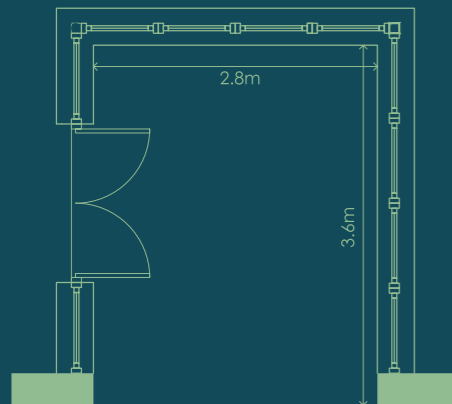


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Garages and Garden Rooms will be built in the same finish as the house.



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