



11 Doctors Road

Ballymena, BT42 4HL

Offers Over £519,950



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, Ballymena, BT42 4HL

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GROUND FLOOR

Hallway

Engineered oak flooring. Recessed LED lights.

Lounge

18'4" x 12'8" (5.60 x 3.88)

Recessed multi fuel stove. Exposed beams.

Shower Room

3'10" x 6'1" (1.18 x 1.87)

LFWC and WHB in vanity unit. Quadrant shower. Fully tiled.

Living Room

18'5" x 10'4" (5.62 x 3.17)

Stone fireplace and hearth. Oak mantle beam. Recessed LED lights.

Kitchen / Dining Room

24'0" x 15'6" (7.32 x 4.73)

Oak high and low level units with display cabinets and wine rack. Granite worktops and upstands. 1 1/2 bowl sink. Central island with breakfast bar over hang. Salad bowl sink within central island. Space within inglenook for multi fuel range cooker. Space for American style fridge freezer. Integrated dishwasher. Tiled flooring. Space for large family dining table.

Sun Room

11'10" x 12'9" (3.61 x 3.89)

Vaulted ceiling with exposed beams. Multi fuel stove. Double patio doors to gardens. Tiled flooring.

Utility Room

11'3" x 10'2" (3.44 x 3.10)

High and low level units. Stainless steel sink. Plumbed and space for washing machine and tumble dryer. Store cupboard. Back door - stable door. Tiled flooring.

Back Hall

Tiled flooring and wall panelling. Rear stairs.

FIRST FLOOR

Landing.

Bedroom 1 - Rear

9'8" x 12'7" (2.97 x 3.85)

Bedroom 2 - Front

8'4" x 12'8" (2.55 x 3.88)

Family Bathroom

8'11" x 10'4" (2.72 x 3.17)

Refitted suite with large walk in shower. Jacuzzi style bath. LFWC and WHB. Fully tiled.

Bedroom 3 - Front

7'7" x 7'11" (2.33 x 2.43)

Study

9'4" x 10'4" (2.86 x 3.17)

Fitted desk and shelves.

Bedroom 4 - Front

19'6" x 15'6" (5.95 x 4.73)

Fitted robes.

En-suite Bathroom

9'8" x 9'4" (2.95 x 2.87)

Refitted contemporary suite with free standing bath. Large quadrant shower. LFWC and WHB in vanity. Chrome towel radiator. Fully tiled.

Bedroom 5 - Rear

10'9" x 10'2" (3.29 x 3.10)

Shower Room

2'3" x 5'0" (0.69 x 1.53)

Rear Landing.

Store cupboards.

WC

6'8" x 2'6" (2.05 x 0.77)

LFWC and WHB.

OUTSIDE

DETACHED OFFICES/RETAIL UNITS

Reception Area

16'1" x 29'3" (4.91 x 8.94)

WC

5'11" x 4'10" (1.82 x 1.49)

Office 1

9'3" x 10'11" (2.84 x 3.34)

Office 2

9'1" x 10'11" (2.78 x 3.34)

Store Room

5'8" x 10'11" (1.74 x 3.34)

Kitchen

7'8" x 10'11" (2.35 x 3.34)

Offices / Retail Area

39'0" x 13'9" (11.89 x 4.21)

DETACHED WORKSHOP

68'10" x 16'4" (21.0 x 5.00)

COACH HOUSE

Ground Floor

28'4" x 12'5" (8.66 x 3.80)

First Floor

28'4" x 12'5" (8.66 x 3.80)

GARDENS / OUTDOOR SPACES

Extensive mature and private gardens laid in lawns and brick pavia patio areas. Front and rear gated driveways (power available for electrification of gates). Large hardstanding yardage to the rear of the holding.



A Google Map showing a location in the United Kingdom, marked with an orange pin. The map data is dated 2025.

bus, Landsat / Copernicus, Maxar Technologies

A map snippet from Google Maps showing a rural area with green fields and grey roads. A red pin is placed on a road. The text 'Moorfields Rd' is visible on the left, and 'Map data ©2025' is in the bottom right corner.

Ground Floor
Approx. 126.9 sq. metres (1337.6 sq. feet)

First Floor
Approx. 112.2 sq. metres (1208.0 sq. feet)

Outbuildings
Approx. 293.1 sq. metres (3152.2 sq. feet)

Ground Floor Details:

- Entrance
- Living Room: 5.00m x 3.17m (16'4" x 10'5")
- Lounge: 3.00m x 2.00m (9'8" x 6'6")
- Kitchen/Dining Room: 7.00m x 3.00m (23'0" x 9'8")
- Breakfast Room: 2.00m x 1.00m (6'6" x 3'3")
- Staircase
- Garage: 10.00m x 2.00m (32'8" x 6'6")
- Workshop: 11.00m x 4.25m (36'1" x 13'9")
- Office: 4.00m x 3.00m (13'1" x 9'8")
- Office: 3.00m x 2.00m (9'8" x 6'6")
- Office: 2.00m x 1.00m (6'6" x 3'3")
- Store: 1.00m x 1.00m (3'3" x 3'3")
- Kitchen: 2.00m x 1.00m (6'6" x 3'3")
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Total area: approx. 535.2 sq. metres (5760.7 sq. feet)

Photography and Floor Plans by houseplans.co.uk
Plans produced using AutoCAD

11 Doctors Road, Ballymena

Edmondson Estates

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating | | Current | Potential |
|--|--|--------------|---|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-64) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | 45 | 53 |
| <p>Northern Ireland</p> | | EU Directive |  |

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