



Civray Avenue, Downham Market, PE38 9QP

welcome to

Civray Avenue, Downham Market

An impressive 5 bedroom detached house, set within a desirable area of Downham Market within walking distance to the town centre & local schools. The property is immaculately presented throughout & boasts 3 reception rooms, utility, 3 bathrooms, double garage & large driveway, plus generous garden.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & pedestal wash hand basin. Radiator. Double-glazed window to the front.

Lounge

11' 3" x 19' 7" (3.43m x 5.97m)
Double-glazed window to the front. Two radiators. Fireplace with gas fire. Double-glazed French doors leading to the conservatory.

Conservatory

9' 11" x 9' 6" (3.02m x 2.90m)
Of brick & uPVC construction. Double-glazed windows to the side & rear. Double-glazed French doors to the side leading to the rear garden.

Study

9' 3" x 11' 5" (2.82m x 3.48m)
Double-glazed window to the front. Radiator.

Kitchen

11' 10" x 11' 9" (3.61m x 3.58m)
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, a low-level electric oven & an electric hob with integrated cooker hood over. There is also an integrated dishwasher & integrated freezer, as well as space for a fridge/freezer. Radiator. Tiled flooring & tiled splashbacks. Double-glazed window to the rear. Archway leading to:

Utility Room

6' 2" x 8' 11" (1.88m x 2.72m)
Fitted with wall & base units with work surfaces over. Stainless steel sink & drainer unit. Space & plumbing for a washing machine & tumble dryer. Tiled flooring & tiled splashbacks. Under-stairs storage cupboard. Double-glazed door to the rear leading to the rear garden.

First Floor Landing

Stairs from the entrance hall. Radiator.

Bedroom One

11' 6" x 11' 5" (3.51m x 3.48m)
Double-glazed window to the front. Radiator. Two built-in wardrobes.

En Suite

Fitted with WC, pedestal wash hand basin & shower cubicle. Radiator. Airing cupboard. Double-glazed window to the rear.

Bedroom Two

9' 3" x 9' 8" (2.82m x 2.95m)
Double-glazed window to the front. Radiator. Built-in wardrobe.

Bedroom Three

9' 2" x 7' 9" (2.79m x 2.36m)
Double-glazed window to the rear. Radiator. Built-in wardrobes.

Bathroom

Fitted with WC, pedestal wash hand basin & bath with mixer taps & shower over. Radiator. Double-glazed window to the rear.

Second Floor Landing

Stairs from the first floor. Two storage cupboards.

Bedroom Four

11' 6" x 12' 4" (3.51m x 3.76m)
Double-glazed window to the front. Double-glazed skylight window. Radiator.

Bedroom Five

12' 8" x 6' 8" (3.86m x 2.03m)
Double-glazed window to the front. Radiator.

Bathroom

Fitted with WC, pedestal wash hand basin & shower cubicle. Radiator. Double-glazed skylight window.

Outside

To the front of the property, a large brickweave driveway provides off-road parking for several cars & leads to the double garage with remote controlled electric doors. The generous rear garden is fully enclosed, and is mainly laid to lawn, alongside a patio area & various plants, shrubs, trees & hedges. There is also a personal door to give direct access into the double garage.

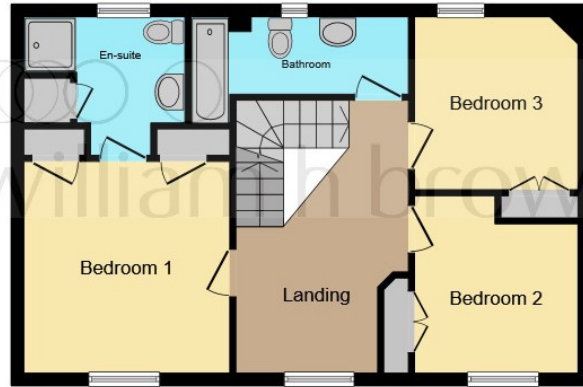


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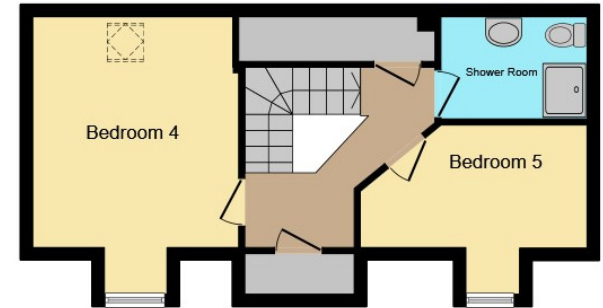




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

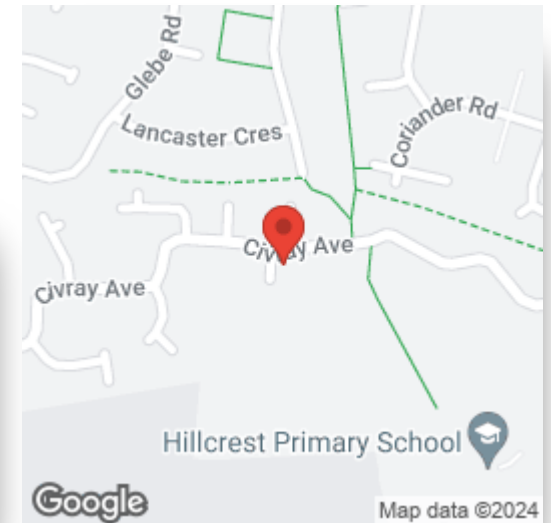
welcome to

Civray Avenue, Downham Market

- Five bedroom detached house
- Lounge, conservatory & study
- Two bathrooms & en suite shower room
- Open plan kitchen/diner with utility room
- Large driveway & double garage

Tenure: Freehold EPC Rating: C

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111743 - 0003

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