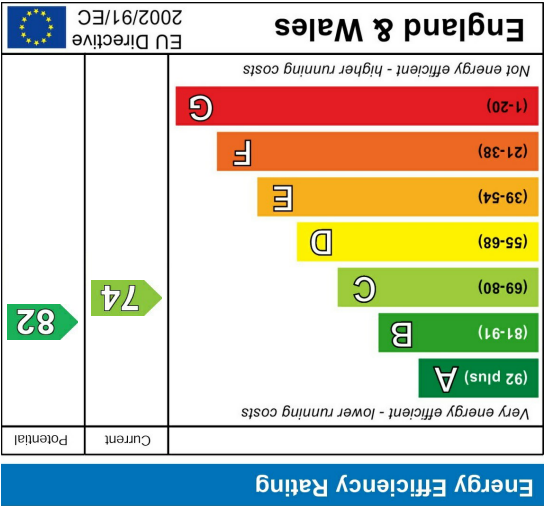




Council Tax Band - E

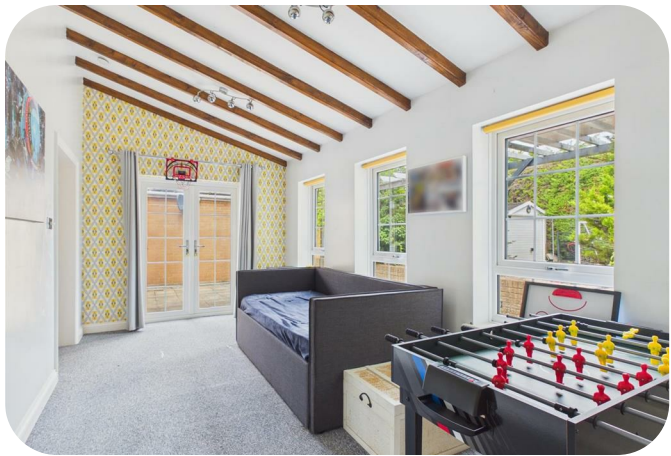


9 Civray Avenue,
Downham Market,
Norfolk, PE38 9NU

£520,000

- Kitchen/Breakfast Room & Utility Room
- Gas Central Heating & Double Glazing
- Close to Town & Mainline Train Station
- 22 Ft Living Room & Dining Room
- Garden Room with Vaulted Ceiling
- Generous Driveway and Gardens
- 4 Bedrooms, En Suite & Bathroom
- External Office & Bar/Games Room
- Detached Family Home
- Double Garage & Workshop/Store

Spacious detached family home with four bedrooms, en suite, generous reception rooms, garden room, double garage, workshop, external office and bar/games room. Set on a generous plot with ample parking, close to Downham Market town centre and mainline station.



- Kitchen/Breakfast Room**
10' 9" x 14' 0" (3.28m x 4.27m)
- Utility Room**
10' 8" x 4' 1" (3.25m x 1.24m)
- Bedroom 1**
12' 5" x 11' 6" (3.78m x 3.51m)
- Bathroom**
6' 5" x 7' 10" (1.96m x 2.39m)
- Bedroom 2**
12' 5" x 8' 6" (3.78m x 2.59m)
- Bedroom 3**
10' 5" x 10' 8" (3.17m x 3.25m)
- En-suite**
5' 2" x 5' 7" (1.57m x 1.70m)
- Double Garage**
16' 1" x 18' 6" (4.90m x 5.64m)
- Office**
8' 7" x 8' 9" (2.62m x 2.67m)

- Living Room**
12' 5" x 22' 4" (3.78m x 6.81m)
- Hallway**
9' 11" x 7' 8" (3.02m x 2.34m)
- Garden Room**
21' 5" x 8' 9" (6.53m x 2.67m)
- Cloakroom**
5' 1" x 3' 2" (1.55m x 0.97m)
- Workshop/Store**
9' 4" x 12' 2" (2.84m x 3.71m)
- Bar/Games Room**
9' 4" x 11' 0" (2.84m x 3.35m)
- Dining Room**
9' 10" x 11' 4" (3.00m x 3.45m)
- Bedroom 4**
8' 10" x 11' 4" (2.69m x 3.45m)

Occupying a generous plot in a highly convenient position within easy reach of Downham Market town

centre and the mainline railway station, this substantial detached family home offers an impressive amount of flexible living space, perfectly suited to modern family life. The well-planned accommodation includes a superb 22ft living room, a separate dining room, a spacious kitchen/breakfast room, utility room and a striking garden room featuring a vaulted ceiling, creating a wonderful space to relax or entertain while enjoying views over the garden. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room, alongside a well-appointed family bathroom. Externally, the property continues to impress with a generous driveway providing ample off-road parking, a double garage, workshop/store, and gardens offering plenty of space for families and outdoor entertaining. In addition, the external office provides an ideal work-from-home environment, while the separate bar/games room offers a fantastic space for hobbies, social occasions or leisure. Further benefits include gas central heating, double glazing and a location that combines peaceful residential living with excellent access to local amenities, schools and rail links, making this an outstanding opportunity for families and commuters alike.