Civray Avenue, Downham Market, PE38 9QP

william
h brown

welcome to

Civray Avenue, Downham Market

Chain free! Perfectly placed for modern family living, this substantial five bedroom detached house combines generous & adaptable accommodation. Set over three floors, the property offers space for all the family, all just moments from schools, everyday amenities and the heart of Downham Market.

Accommodation:
Double-glazed entrance door to:

Entrance Hall
Door to the front. Stairs leading to the first floor landing.

Cloakroom
Fitted with WC & wash hand basin.

Lounge
Double-glazed window to the front. Radiator. Feature fireplace. French doors opening to:

Conservatory
Of brick & uPVC construction with solid roof. Radiator. Double-glazed windows to the side & rear. Double-glazed French doors leading to the rear garden.

Study
Double-glazed window to the front. Radiator. Lift access to first floor (can be removed if not required).

Kitchen
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a low-level electric double oven & a gas hob with cooker hood over. Double-glazed window to the rear.

Utility Room
Fitted with wall & base units with work surfaces over. Stainless steel sink & drainer unit. Space & plumbing for a washing machine & tumble dryer.

First Floor Landing
Stairs from the entrance hall.

Bedroom One
Double-glazed window to the front. Built-in wardrobes. Radiator.

En Suite
Fitted with WC, wash hand basin & shower cubicle. Double-glazed window to the rear.

Bedroom Four
Double-glazed window to the front. Built-in wardrobes. Radiator. Lift access to the ground floor (can be removed if not required).

Bedroom Five
Double-glazed window to the rear. Built-in wardrobes. Radiator.

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

Second Floor Landing
Stairs from first floor landing. Two storage cupboards. Radiator.

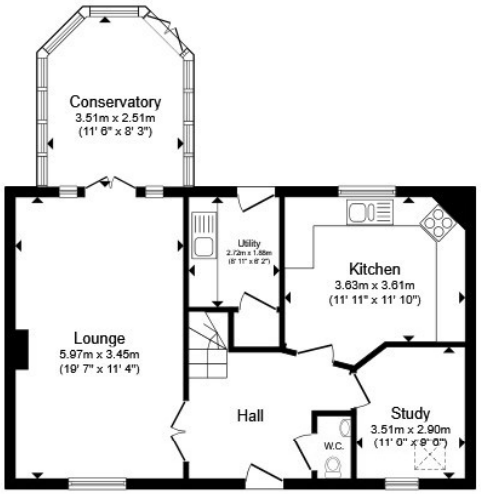
Bedroom Two
Double-glazed window to the front. Radiator. Built-in wardrobes.

Bedroom Three
Double-glazed window to the front. Radiator.

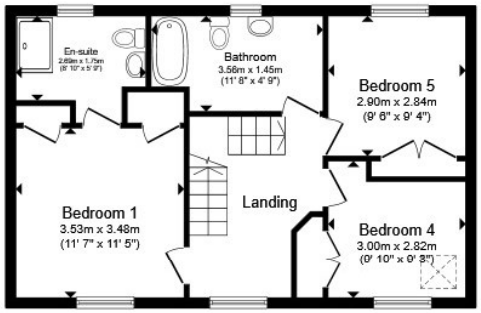
Shower Room
Fitted with WC, wash hand basin & shower cubicle. Radiator.

Outside
A brickweave driveway to the side of the property provides off-road parking for several cars & leads to the detached double garage. The good-sized rear garden is enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & fruit trees.

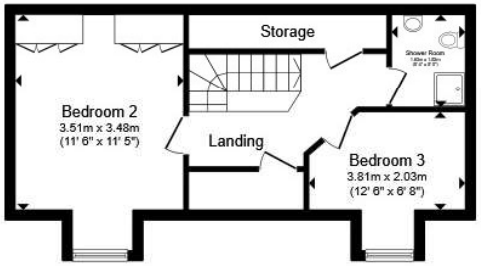
Agent's Note
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



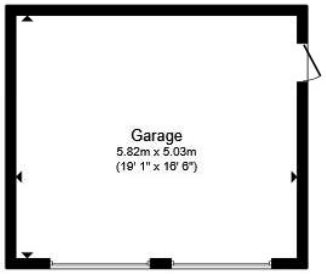
Ground Floor



First Floor



Second Floor



Garage

Total floor area 187.1 m² (2,014 sq.ft.) approx

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.propertybox.io

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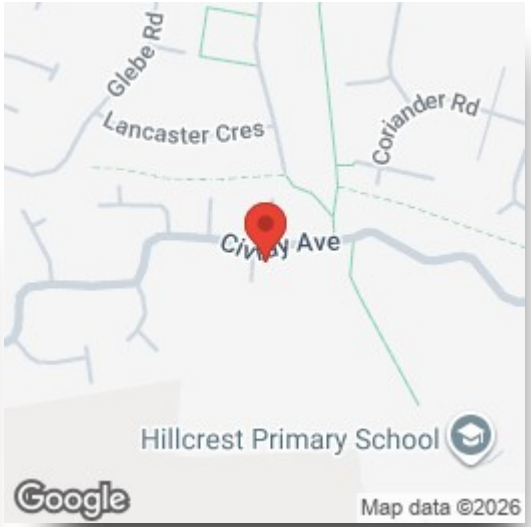
welcome to

Civray Avenue, Downham Market

- 5 bed detached house
- Versatile living space
- Detached double garage
- 3 bathrooms
- Private rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112991

The Property Ombudsman

Property Ref:
DHM112991 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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