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9 Market Place, Downham Market

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**King & Partners**  




25 Civray Avenue  
Downham Market, PE38 9NU

£340,000

  
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# Civray Avenue

Downham Market, PE38 9NU

This well presented link detached house offers plenty of living space in a really popular location within Downham Market. The property has a spacious living room with a feature fireplace which leads seamlessly to the dining room. From the dining room there is easy access to the fitted kitchen with the added bonus of bi-fold doors that take you to the sunroom. The sunroom throws plenty of light into the property and gives an additional space for entertaining or enjoying views of the rear garden. For additional practicality there is a downstairs cloakroom. Upstairs are four bedrooms the master benefitting from a shower room and fitted wardrobes. Bedroom 2 & 3 also have fitted wardrobes. The family bathroom is well positioned to accommodate everyone's needs. Outside to the rear of the property is an attractive garden with a side access allowing gates to the front with parking. Gas central heating and UPVC double glazing add to the energy efficiency of this property. This is a lovely property perfect for a growing family or anyone who is looking for space in great location with good services to both London and Cambridge.



Part Glazed Door To:

Entrance Hall

Staircase to first floor. Radiator. Spotlights.

Living Room

11' 4" x 16' 2" (3.45m x 4.93m) UPVC Bay fronted window. Feature fireplace. Radiator. Spot lights. Double doors to dining room.

Dining Room

9' 1" x 12' 2" (2.77m x 3.71m) Bi-fold doors to sunroom. Radiator. Spotlights.

Sunroom

13' 10" x 10' 3" (4.22m x 3.12m) Lantern ceiling. UPVC double glazed windows and doors to rear garden.

Kitchen

8' 1" x 13' 8" (2.46m x 4.17m) UPVC double glazed window to sunroom. Fitted with a range of wall and base units with worktop over. Ceramic sink and drainer. Space for washing machine, dishwasher and fridge freezer. Electric oven and gas hob. Extractor hood. Spotlights. Door to side.

Cloakroom

2' 6" x 5' 10" (0.76m x 1.78m) UPVC double glazed window. W.C. Wash hand basin. Radiator. Tiled floor.

Landing

Loft access. Spot lights. Airing Cupboard.

Bedroom 1

9' 1" x 12' 6" (2.77m x 3.81m) Measurements do not include fitted wardrobe space. UPVC double glazed window. Radiator. Fitted wardrobe. Door to En-suite.

En-Suite

3' 11" x 4' 11" (1.19m x 1.50m) UPVC double glazed window to side. Shower cubicle. Wash hand basin. W.C. Heated towel rail.

Bedroom 2

8' 4" x 12' 6" (2.54m x 3.81m) Measurements do not include fitted wardrobe space. UPVC Double glazed windows to front and rear. Fitted wardrobe. Radiator. Loft access.

Bedroom 3

10' 8" x 8' 7" (3.25m x 2.62m) Measurements do not include fitted wardrobe space. UPVC double glazed window. Fitted wardrobe. Radiator.

Bedroom 4

8' 4" x 9' 7" (2.54m x 2.92m) UPVC double glazed window. Radiator. Bathrom

6' 9" x 5' 5" (2.06m x 1.65m) UPVC double glazed window to rear. Wash hand basin. W.C. Bath with shower screen. Spotlights. Radiator. Extractor fan.

Front Area

Block paved area. Double gates leading to rear garden

Rear Garden

Area laid to lawn. Block paved area leading to gates. Patio area. Storage.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

