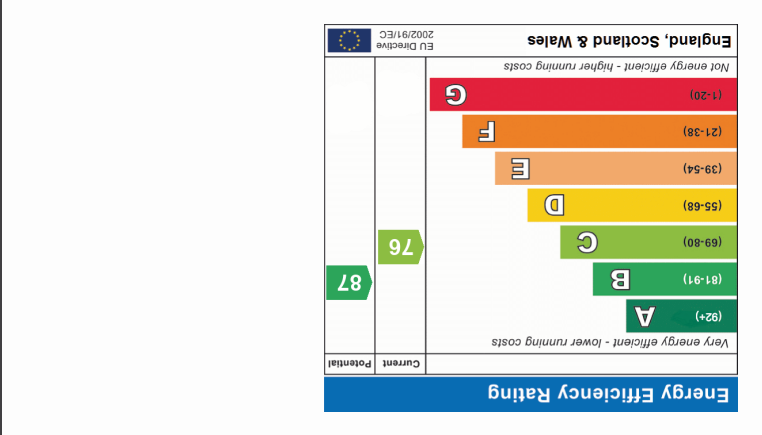


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9 Market Place, Downham Market



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71 Civray Avenue

Downham Market, PE38 9QP

£340,000

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Civray Avenue

Downham Market, PE38 9QP

71 Civray Avenue is a beautifully presented 3 bedroom family home located in a small cul-de sac close to the heart of Downham Market. This spacious property boasts a generous layout, including three double bedrooms, offering comfortable living for families of all sizes. Step inside and discover a high-quality kitchen and dining room, featuring integrated appliances and plenty of storage space, perfect for entertaining or enjoying family meals. The living room is equally impressive, providing a bright and welcoming space to relax. Adjoining the living room is a charming conservatory, offering a tranquil retreat and access to the private, west-facing garden. This outdoor space is perfect for enjoying the afternoon sun and creating your own personal oasis. The property also benefits from updated bathrooms, including a modern en-suite in the master bedroom, providing a luxurious touch. The main family bathroom is equally stylish, with contemporary finishes. Gas central heating with a modern boiler ensures warmth and comfort throughout the year as well as solar panels providing low cost electricity. The west-facing garden is a true highlight, offering a sun-soaked retreat for outdoor dining, gardening, or simply relaxing after a long day. Situated in a sought-after location, this lovely home is within easy reach of local amenities, schools, and transport links, making it the ideal choice for those looking for a modern, comfortable home.



Composite Door To Front:

Entrance Hall

Radiator. Staircase to first floor. Storage cupboard.

Living Room

19' 7" x 9' 11" (5.97m x 3.02m) UPVC double glazed sash window to front. Two radiators. Television point. Telephone point. UPVC double glazed doors to conservatory.

Conservatory

12' 10" x 12' 4" (3.91m x 3.76m) Brick & UPVC construction. 8 top opening windows. Double doors to patio/garden.

Cloakroom

6' 8" x 2' 9" (2.03m x 0.84m) W.C. Wash hand basin. Radiator. Luxury Vinyl Tiled flooring.

Kitchen/Dining Room

19' 7" x 9' 3" (5.97m x 2.82m) UPVC double glazed sash windows to front and rear. High quality wall and base units with quartz worktops. Inset sink with Quooker instant hot tap & chilled & sparkling filter water. Neff electric and gas hob. Neff extractor hood. Neff eye-level oven. Two Integrated fridge & Freezer. Centre island with storage. Integrated dishwasher. Double glazed door to rear. Spot lights. Heritage style radiator.

First Floor Landing

UPVC Double glazed window to rear. Loft access. Door to cupboard housing gas boiler.

Bedroom 1

14' 10" x 10' 1" (4.52m x 3.07m) UPVC double glazed window to front. Radiator. Television point. Built in wardrobes. Door to en-suite.

En-suite

2' 7" x 10' 3" (0.79m x 3.12m) UPVC double glazed sash window to rear. Wash hand basin and W.C. within vanity storage unit. Double width shower cubicle. Heated towel rail. Luxury Vinyl Tiled floor.

Bedroom 2

9' 8" x 9' 3" (2.95m x 2.82m) UPVC double glazed sash window to rear. Radiator.

Bedroom 3

9' 8" x 9' 3" (2.95m x 2.82m) UPVC double glazed sash window to front. Radiator.

Bathroom

6' 5" x 6' 9" (1.96m x 2.06m) UPVC double glazed sash window to front. Panelled bath with glass shower screen & Shower mixer tap. Wash hand basin and W.C. within vanity storage unit. Spotlights. Heated towel rail. Extractor fan.

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.