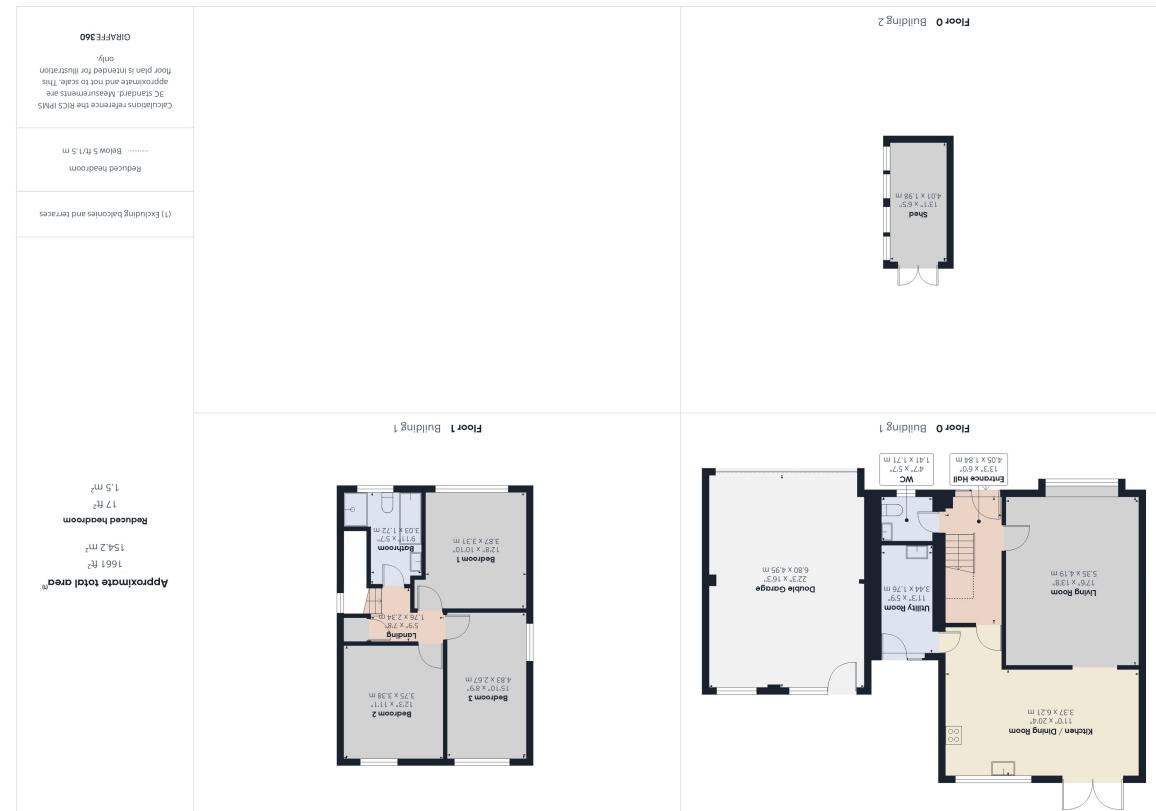
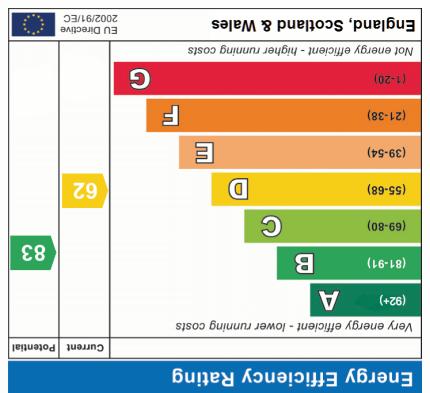


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PE38 9DG

9 Market Place, Downham Market



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King & Partners



8 Civray Avenue  
Downham Market, PE38 9NU

£425,000

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# Civray Avenue

Downham Market, PE38 9NU

Welcome to this delightful detached three-bedroom house, offering an ideal blend of modern comfort and practical living. Perfectly suited for families or those seeking spacious accommodation, this charming property boasts plenty of space for relaxation and entertaining. Situated in a sought-after location, this home is sure to impress with its thoughtful layout and appealing features. There is a bright and airy modern kitchen/dining room, complete with integrated appliances that combine style and convenience for everyday living. Adjacent to the kitchen, the utility room and cloakroom enhance the functionality of the home, offering practical solutions for laundry and additional storage. The accommodation includes three well-proportioned bedrooms, providing comfortable and versatile spaces. The modern bathroom features both a shower cubicle and a bath. With UPVC double glazing and gas central heating throughout, this home ensures year-round comfort and energy efficiency. Externally, the property benefits from a rear garden complete with a patio area – perfect for outdoor dining, entertaining, or simply enjoying a quiet moment in the fresh air. A handy storage shed fitted with power and light offers additional secure space for gardening tools or hobbies. The double garage, also equipped with power and light, along with driveway parking, provides excellent parking solutions and extra storage. One of the key advantages of this property is that it is offered with no onward chain, enabling a straightforward and swift moving process. This is a fantastic opportunity to secure a stunning family home in a well-connected area. Contact us today to arrange a viewing and see for yourself all that this fantastic property has to offer.



## Composite Door to:

Entrance Hall

13' 3" x 6' 0" (4.04m x 1.83m)

Living Room

17' 6" x 13' 8" (5.33m x 4.17m)

Kitchen/Dining Room

11' 0" x 20' 4" (3.35m x 6.20m)

Utility Room

11' 3" x 5' 9" (3.43m x 1.75m)

Cloakroom

4' 7" x 5' 7" (1.40m x 1.70m)

Double Garage

22' 3" x 16' 3" (6.78m x 4.95m)

Bedroom 1

12' 8" x 10' 10" (3.86m x 3.30m)

Bedroom 2

12' 3" x 11' 1" (3.73m x 3.38m)

Bedroom 3

15' 10" x 8' 9" (4.83m x 2.67m)

Bathroom

9' 11" x 5' 7" (3.02m x 1.70m)

Storage Shed

13' 1" x 6' 5" (3.99m x 1.96m)

## 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.

