

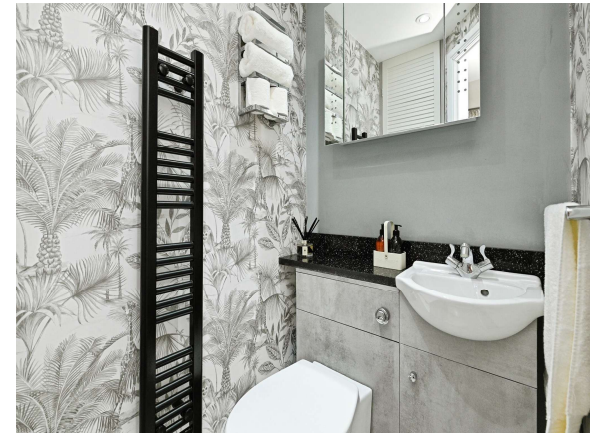
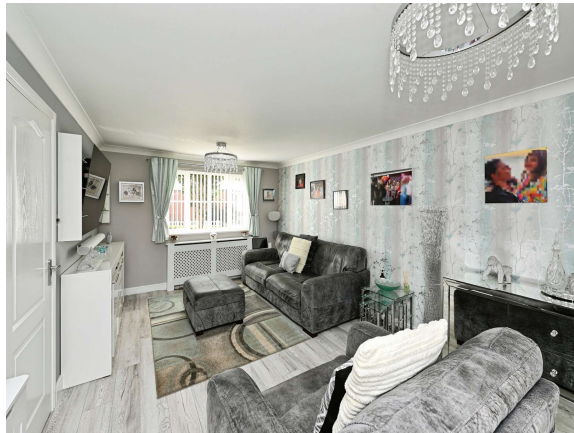


Civray Avenue, Downham Market, PE38 9NU

welcome to

Civray Avenue, Downham Market

Situated on Civray Avenue & perfectly placed for family life, this spacious detached home combines generous living space with a beautifully landscaped garden designed for relaxing and entertaining. All just a short walk from schools, amenities and the heart of Downham Market.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Two radiators. Stairs leading to the first floor landing with under-stairs storage cupboard. Double-glazed window to the front.

Lounge

Double-glazed window to the front. Two radiators. Double-glazed sliding patio doors to the rear leading to the rear garden.

Open Plan Kitchen/Diner

This fitted kitchen includes both wall & base units with granite work surfaces over, an inset stainless steel sink with integrated drainer, a low-level electric oven & an induction hob with extractor fan over. There is also an integrated dishwasher & integrated fridge/freezer. Electric fire. Two radiators. Double-glazed windows to the front, side & rear. Double-glazed door leading to the rear garden.

Cloakroom

Fitted with WC & wash hand basin. Heated towel rail. Built-in storage cupboard.

First Floor Landing

Stairs from the entrance hall. Radiator. Airing cupboard with radiator. Double-glazed window to the front.

Bedroom One

Double-glazed window to the rear. Radiator. Built-in wardrobe.

En Suite

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Double-glazed window to the rear.

Bedroom Two

Double-glazed window to the front. Radiator. Built-in wardrobe.

Bedroom Three

Double-glazed window to the front. Radiator.

Bedroom Four

Double-glazed window to the rear. Radiator. Loft access.

Bathroom

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

Outside

To the front of the property, an exceptionally generous brickweave driveway provides extensive off-road parking for up to eight vehicles and leads directly to the garage. The attractive outdoor space has been designed with low maintenance in mind, with the frontage featuring shingled areas, low hedging, a brickweave pathway to the entrance door, and the added benefit of two outdoor power sockets. An EV charging point is also installed, offering convenient charging for electric vehicles. Enhancing the property's kerb appeal, Govee permanent outdoor lighting has been fitted around the exterior of the home.

The rear garden has been thoughtfully landscaped and impeccably maintained to create a stylish yet practical outdoor space, ideal for both everyday enjoyment and entertaining. Fully enclosed by timber fencing, the garden boasts a substantial porcelain patio, a composite decking area and artificial lawn, all

carefully arranged to minimise upkeep. Further benefits include a hard-wired 32-amp power supply suitable for a hot tub, together with two additional outdoor power sockets.

Agent's Note

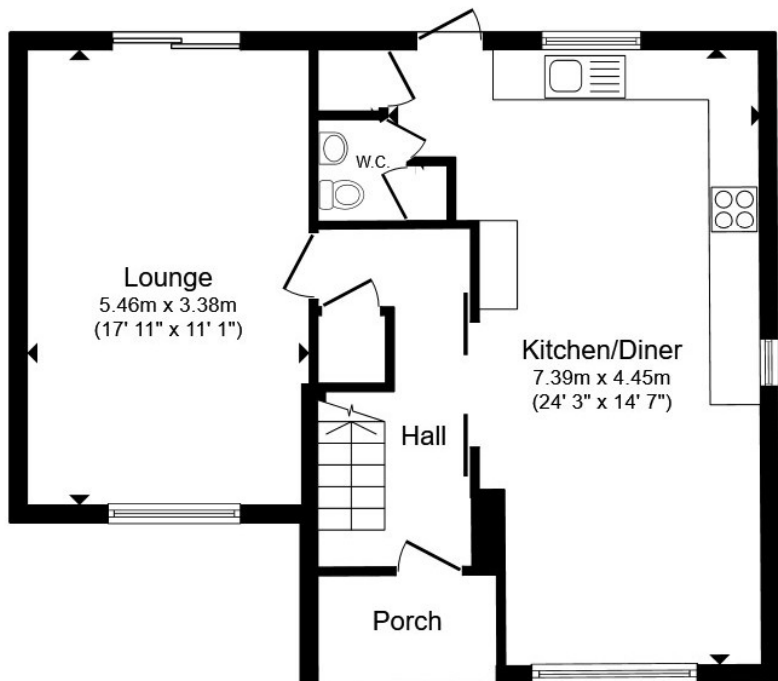
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Please note the boiler was newly fitted in 2025.

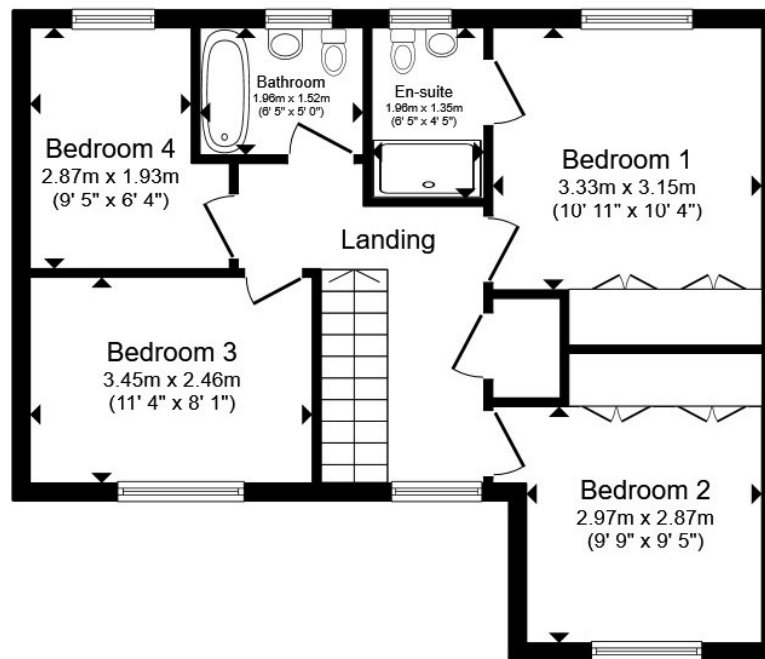


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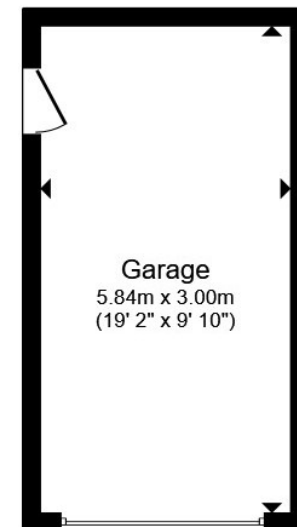




Ground Floor



First Floor



Garage

Total floor area 128.6 m² (1,384 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

welcome to

Civray Avenue, Downham Market

- Four bedroom detached family home
- Open plan kitchen/diner
- WC, en suite + family bathroom
- Low-maintenance landscaped outdoor space
- Large driveway

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM113135 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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