



## **Punjabi Bhawan Ivy Road, Chippenham, SN15 1HG**

**£550,000**

Located within the heart of Chippenham, less than half a miles walk to the Mainline Train Station serving London Paddington, this well cared for detached family home with private garden, 34' tandem garage and private driveway for four cars is offered for sale with NO ONWARD CHAIN. Internally comprising; entrance hall, cloakroom, lounge, study, generous kitchen/dining room, FOUR DOUBLE BEDROOMS, family bathroom and en suite shower room. A fantastic opportunity.

### Entrance Hall

Double glazed front door, radiator, wood flooring, stairs to the first floor, coat cupboard, under stairs cupboard, door to the lounge and door to the kitchen/dining room.

### Lounge 21'02 x 12'11 (6.45m x 3.94m)



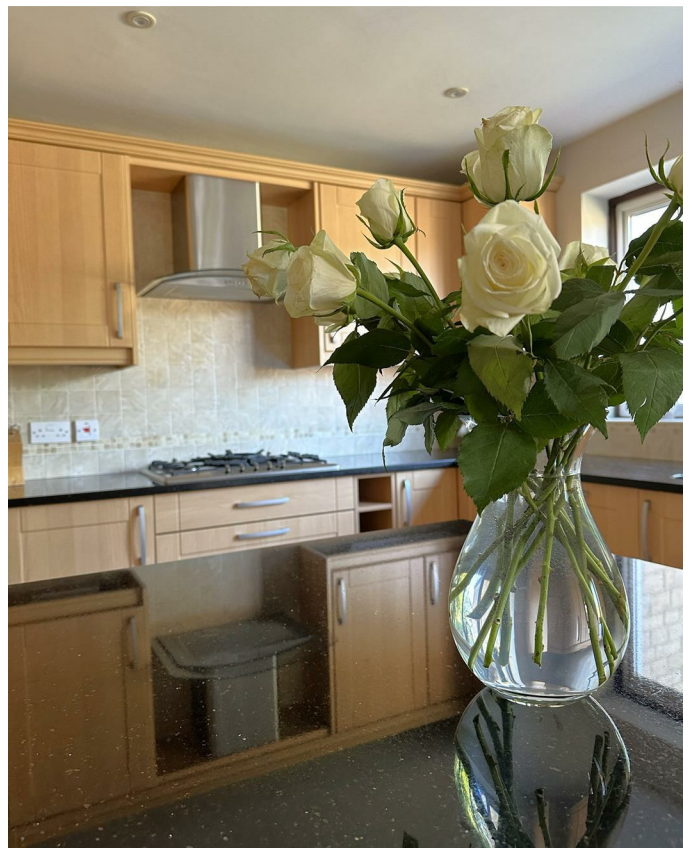
Double glazed window to the front, double glazed patio doors to the rear, two radiators, gas fire and Portuguese Limestone surround, door to the kitchen/dining room.



### Kitchen/Dining Room 18'10 x 12'08 (5.74m x 3.86m)



Double glazed French doors to the rear, double glazed window to the rear, door in to the garage, door to the cloakroom, part wood flooring and part tiled floor with under floor heating, floor and wall mounted units, Star Galaxy Granite work surfaces, Island, inset one and a half bowl sink and drainer, water filter with drinking water tap, Neff gas hob, Neff double oven, integral fridge, integral freezer, integral dishwasher, inset washing machine, space for a table and chairs.





**Bedroom One 13'02" x 11'07" (4.01m x 3.53m)**



Double glazed window to the rear, radiator, fitted bedroom furniture and door to the en suite.

**En Suite 8'11 x 6'02 maximum (2.72m x 1.88m maximum)**



### **Cloakroom**

Toilet, radiator, wash hand basin and wood flooring.

**Study 11'11" x 8'08" (3.63m x 2.64m)**



Double glazed window to the front and radiator.

### **Landing**

Loft access via drop down ladder, airing cupboard and doors to all bedrooms and the bathroom.



Double glazed window to the rear, towel radiator, tiled floor, under floor heating, toilet, wash hand basin, vanity storage, shower cubicle with mains shower and extractor fan.

**Bedroom Two 12'12 x 9'05 (3.66m x 2.87m)**



Double glazed window to the front, radiator and over stairs cupboard.

**Bedroom Three 11'08" x 9'09" (3.56m x 2.97m)**



Double glazed window to the front and radiator.

**Bedroom Four 12'10 x 9'03" maximum (3.91m x 2.82m maximum)**



Double glazed window to the rear and radiator.

**Bathroom 8'07 x 5'11 (2.62m x 1.80m)**



Double glazed window to the front, towel radiator, tiled floor, under floor heating, wash hand basin, vanity storage, toilet, bath with screen and mains shower over.

**Tandem Garage 34'02 x 10'06 (10.41m x 3.20m)**

Electrically operated up and over door, personal door to the garden, window to the side, power, light, water softer and wall mounted gas fired boiler.

**Driveway**

Side by side parking in front of the home for four cars.

**Garden**



The rear private garden is laid to areas of upper and lower patio, lawn and areas of bedding suitable for growing vegetables or fruit. There is an outside tap and gated side access.



### **Agents Notes**

The property is located at the top of Ivy Road and is one of three homes that shares a small private driveway.

### **Tenure**

We are advised by the .gov website that the property is FREEHOLD.

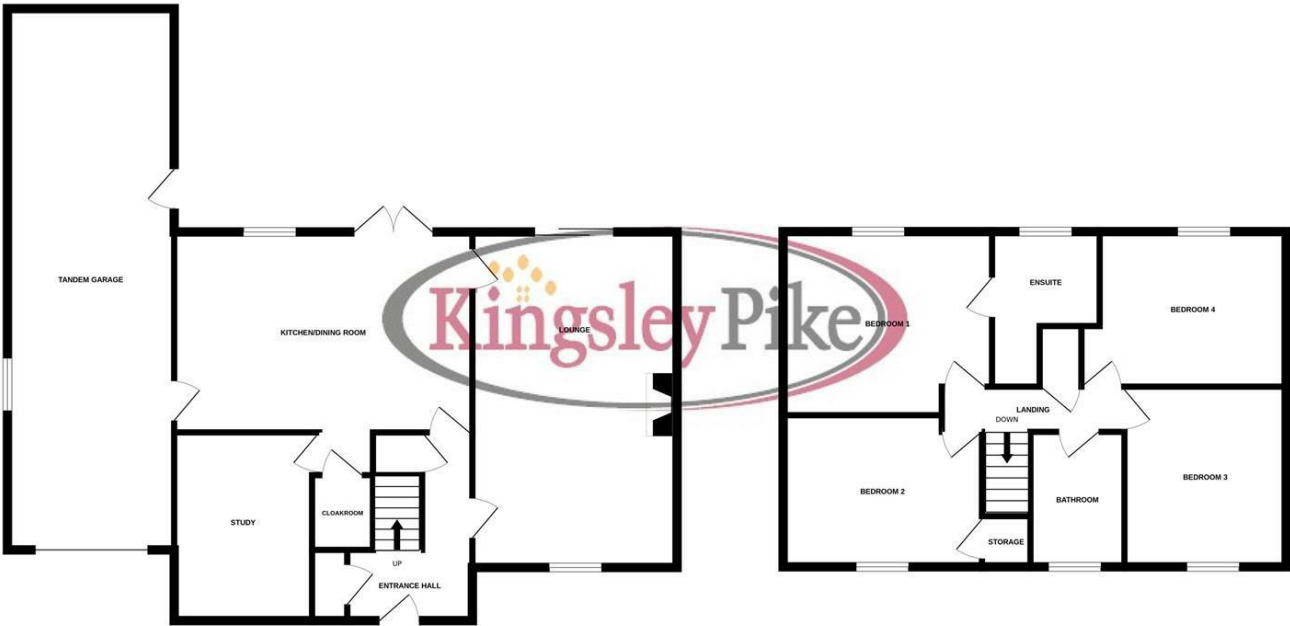
### **Council Tax**

We are advised by the .gov website that the property is band E.

Floor Plan

GROUND FLOOR  
1089 sq.ft. (101.1 sq.m.) approx.

1ST FLOOR  
672 sq.ft. (62.5 sq.m.) approx.

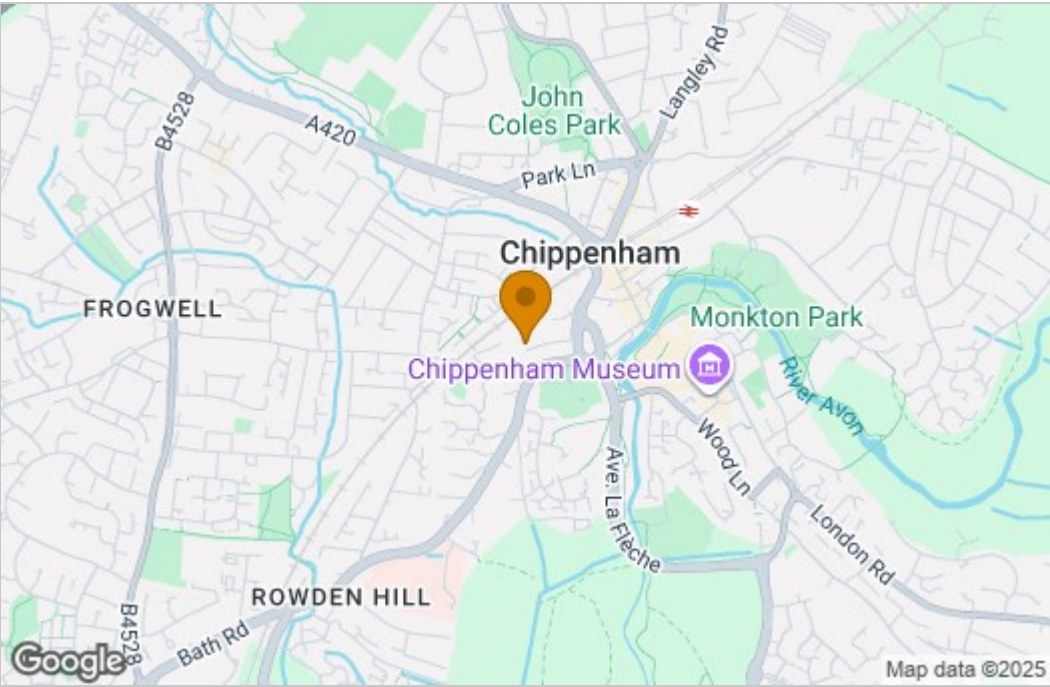


4 BEDROOM DETACHED HOUSE - SQFT INC GARAGE

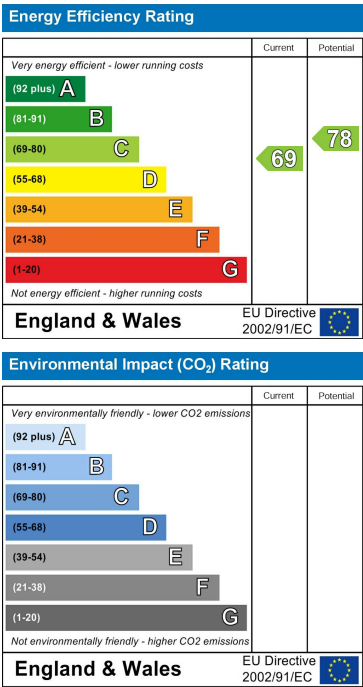
TOTAL FLOOR AREA : 1761 sq.ft. (163.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.