





# Bowden View, Ivy Road, Chippenham, SN15 1HG

NO ONWARD CHAIN! An individual detached house ideally situated at the end of a cul-de-sac just a short walk from the town centre and mainline station. The property is ready to move into having been recently redecorated and newly carpeted and has spacious ground floor accommodation offering a large entrance porch, reception hall, a good size dual aspect sitting room leading to an additional study/play area, separate dining room with patio doors to the garden, kitchen with a range of fitted units, appliances and useful pantry, utility room and cloakroom. The first floor boasts a master bedroom with en-suite shower room, three further double bedrooms all with built-in double wardrobes and a family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front a double width driveway provides off road parking leading to an attached double garage. To the rear is a lawned garden with patio area and garden shed.

## Situation

The property is conveniently situated at the end of cul-de-sac within a short walk from the town centre and its numerous amenities. Ivy Road is within walking distance of the train station and all amenities which include a public library and the pleasant Monkton Park with riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with Wiltshire College.

## Accommodation Comprising:

Double glazed entrance door and side panel to:

## Entrance Porch

Tiled floor. Radiator. Wall mounted gas fired combination boiler. Obscure glazed entrance door and side panel to:

## Reception Hall

Radiator. Engineered Oak flooring. Doors to:

## Cloakroom

Obscure double glazed window to side. Radiator. Pedestal wash basin with tiled splash back. Close coupled WC. Tiled floor.

## Sitting Room

Double glazed window to front and side. Two radiators. Engineered Oak flooring. Coving. Door to Dining Room. Open to:

## Study/Play Area

Double glazed sliding patio doors to front. Double glazed window to rear. Radiator. Engineered Oak flooring.

## Family Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin. Close coupled WC. Tiling to principal areas.

## Outside

## Front Garden

Double width driveway providing parking with further hard standing area to the side of the garage which can accommodate a motorhome/caravan. Pedestrian access to either side of the property leading to the rear garden.

## Rear Garden

Mainly laid to lawn. Paved patio and a small timber shed. Outside tap.

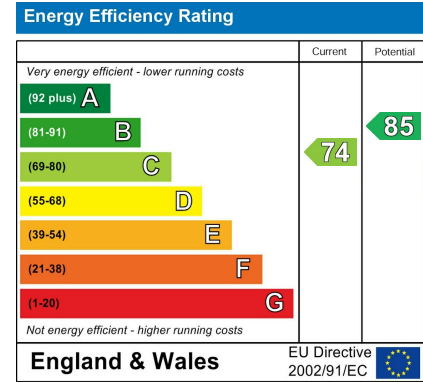
## Double Garage

Two up and over doors. Power and light.

## Directions

From the Avenue la Fleche, proceed straight across the traffic lights and onto the Bridge Centre roundabout. Turn left after the second set of traffic lights into Ivy Road and the property will then be found at the end of the cul-de-sac.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

## GOODMAN WARREN BECK

64 Market Place  
Chippenham, Wiltshire SN15 3HG  
Tel 01249 444449 | Fax 01249 448989  
Email info@goodmanwb.co.uk

## Price Guide £485,000

## Dining Room

Double glazed sliding patio doors to rear. Radiator. Engineered Oak flooring. Stairs to first floor. Door to:

## Kitchen

Double glazed window to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset circular stainless steel sink and drainer. Built-in stainless steel gas hob and electric oven with extractor over. Integrated dishwasher, fridge and freezer. Door to Pantry with extensive shelving. Tiled floor. Open to:

## Utility Room

Double glazed window to rear. Obscure double glazed door to side. Plumbing for automatic washing machine. Ample space for further white goods. Tiled floor. Storage cupboard.

## First Floor Landing

Double storage cupboard. Radiator. Doors to:

## Master Bedroom

Double glazed window to side. Radiator. Door to:

## En-Suite Shower Room

Obscure double glazed window to front. Radiator. Fully tiled shower cubicle. Pedestal wash basin with tiled splash back. Close coupled WC.

## Bedroom Two

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

## Bedroom Three

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

## Bedroom Four

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



DISCLAIMER: 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 firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)