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47 Olvega Drive, Buntingford, SG9 9FJ

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Asking Price £440,000

- Modern three-bedroom end-terrace home, only 13 years old
- Master bedroom with ensuite wet room
- Low-maintenance rear garden
- Driveway parking for two vehicles
- Walking distance to the High Street
- Large, bright lounge/dining room offering spacious living
- Downstairs W/C for added convenience
- Garage with electric rolling door
- Well-maintained throughout
- Offered chain free!

This modern three-bedroom end-terrace property, just 13 years old, offers stylish, low-maintenance living in a highly convenient location. Well maintained throughout, it features a large, bright lounge/dining room, a downstairs W/C, and a well-appointed kitchen.

The master bedroom benefits from its own ensuite wet room, with two further bedrooms providing ideal space for family, guests, or a home office. Outside, the property boasts a low-maintenance garden, perfect for relaxing without the upkeep, along with driveway parking for two vehicles and a garage with an electric rolling door.

Situated within walking distance of the High Street and offering easy access to the A10, this home is perfectly placed for both local amenities and commuting.

Modern, practical, and ready to move into, this property makes an ideal starter home or an excellent choice for those seeking comfortable, contemporary living.

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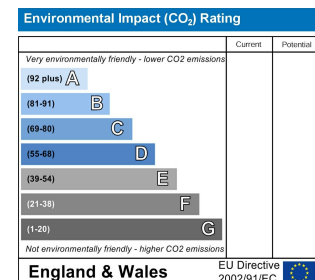
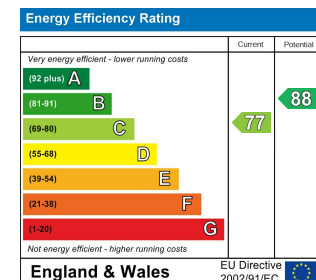




**TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 120223

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### **Entrance**

Canopy porch. Security lamp. Timber and glazed front door to:

### **Entrance Hall**

Engineered wood flooring. Radiator. Doors to:

### **W/C**

Low level flush w/c. Vanity wash hand basin. Extractor fan. Radiator.

### **Kitchen**

10'0" x 7'11"

Window to front aspect. Modern wall and base level units with complementary countertops. One and a half bowl sink and drainer with chrome mixer tap. Built-in gas hob with electric double oven beneath. and extractor hood above. Integrated fridge / freezer, dishwasher and washing machine. Gate-leg breakfast table. Houses boiler. Radiator. Inset ceiling lights.

### **Lounge / Diner**

23'4" x 15'1"

Engineered wood flooring. Under stairs cupboard. French double-glazed doors leading to the garden. To radiators.

### **First Floor**

#### **Landing**

Radiator. Access to loft. Airing cupboard housing hot water cylinder.

#### **Bedroom One**

11'8" x 8'3"

Window to front aspect. Radiator.

#### **Ensuite Wet Room**

8'8" x 4'1"

Wet room with drench head shower and hand held attachment. Low level flush w/c. Vanity wash hand basin. Chrome ladder style radiator. Mirrored door. Extractor fan.

### **Bedroom Two**

10'4" x 8'5"

Window to rear aspect. Radiator.

### **Bedroom Three**

8'6" x 6'2"

Window to front aspect. Radiator. Double built in wardrobe.

### **Bathroom**

6'3" x 5'5"

Sliding door. Panel bath with shower over. Glazed shower screen. Pedestal wash hand basin. Low level flush w/c. Wall mounted mirror cabinet. Chrome ladder style radiator. Obscure window to rear aspect.

### **Outside**

#### **Front**

Gated side access. Outside tap.

#### **Driveway**

Parking for two to three vehicles

#### **Garage**

Electric roller door. Privacy door to the rear leading to the garden. Power and light. Boarded and laddered storage in the eaves.

#### **Rear**

#### **Garden**

Artificial lawn framed with flower and shrubs. Outside tap and lighting.

#### **Agents Note**

Loft: Partially boarded with ladder.

Boiler: Located in kitchen. Last serviced 2025.

Service charge circa £225 p.a.

Council tax band D





