

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**5 Olvega Drive, Buntingford, SG9 9FJ**

**Price Guide £525,000**

A Stunning Three-Bedroom Semi-Detached Home Offering Space, Style & Versatility

Immaculately presented and arranged over three floors, this exceptional home boasts a harmonious blend of contemporary design and practical living. The heart of the property is the open-plan living area, beautifully enhanced by herringbone flooring throughout. Expansive glazed French doors invite an abundance of natural light and seamlessly connect to the west-facing landscaped rear garden, offering the perfect indoor-outdoor flow.

A well-appointed modern kitchen provides both style and functionality, while a convenient ground floor WC adds everyday practicality. Upstairs, three generous double bedrooms offer ample space, including an indulgent master suite with dressing area and en-suite, complemented by a second bedroom with its own en-suite.

With a garage and off-street parking, this home is as convenient as it is elegant.

A must-see property combining sophistication with everyday comfort—early viewing is highly recommended!

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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HALLWAY

KITCHEN 12'8" x 6'2" (3.87 x 1.89)

W/C

LOUNGE 16'6" x 13'1" (5.03 x 4)

DINING AREA 13'1" x 6'10" (4.01 x 2.09)

FIRST FLOOR

BEDROOM TWO 13'3" x 11'5" (4.05 x 3.5)

BEDROOM THREE 13'2" x 10'9" (4.02 x 3.28)

BATHROOM 6'3" x 6'2" (1.91 x 1.88)

PRINCIPAL BEDROOM 13'4" x 12'11" (4.07 x 3.95)


DRESSING AREA 10'1" x 4'3" (3.09 x 1.31)

EN-SUITE 6'6" x 4'5" (2 x 1.36)

GARDEN

SINGLE GARAGE (right hand) AND DRIVEWAY 17'8" x 8'8" garage (5.4 x 2.65 garage)

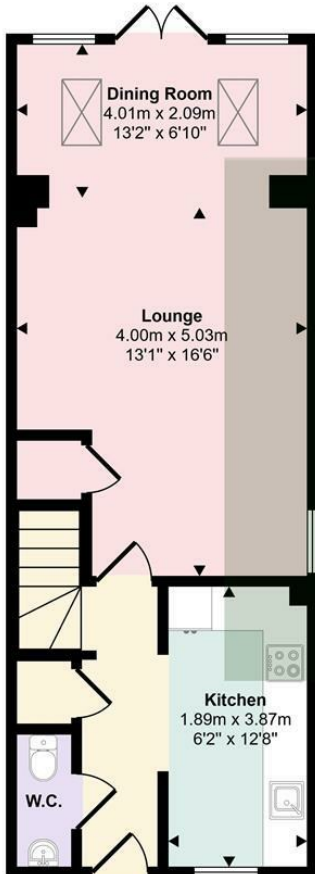


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>78</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

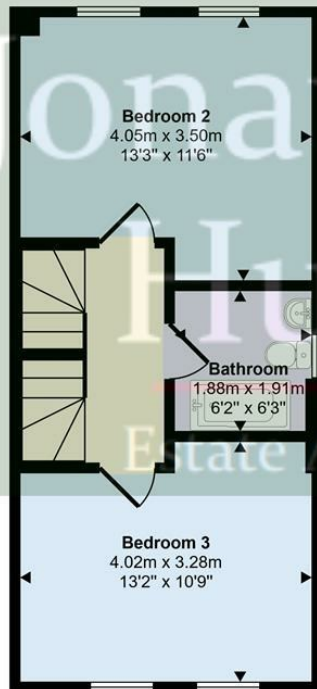
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



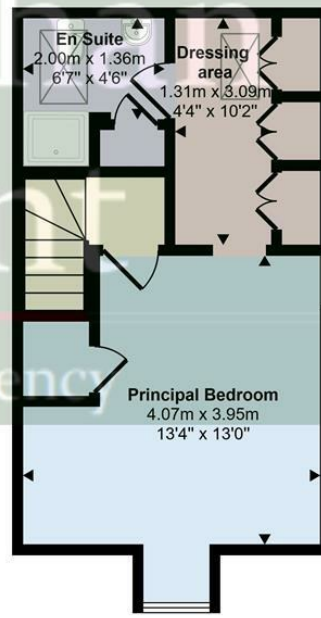
Approx Gross Internal Area  
127 sq m / 1362 sq ft



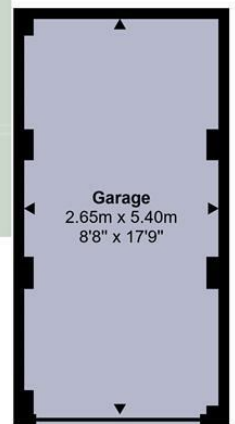
**Ground Floor**  
Approx 46 sq m / 490 sq ft



**First Floor**  
Approx 36 sq m / 393 sq ft



**Second Floor**  
Approx 30 sq m / 325 sq ft



**Garage**  
Approx 14 sq m / 154 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.