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16 Olvega Drive, Buntingford, SG9 9FJ

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Asking Price £445,000

Beautifully presented three-bedroom terraced home offering highly versatile living space ideal for families, multi-generational living, or those working from home.

The ground floor provides flexible accommodation with a bedroom, shower room, and a large utility that could easily function as a second kitchen. This self-contained layout is perfect for an adult child, family member on shift work, or as a dedicated work-from-home suite separate from the main living areas.

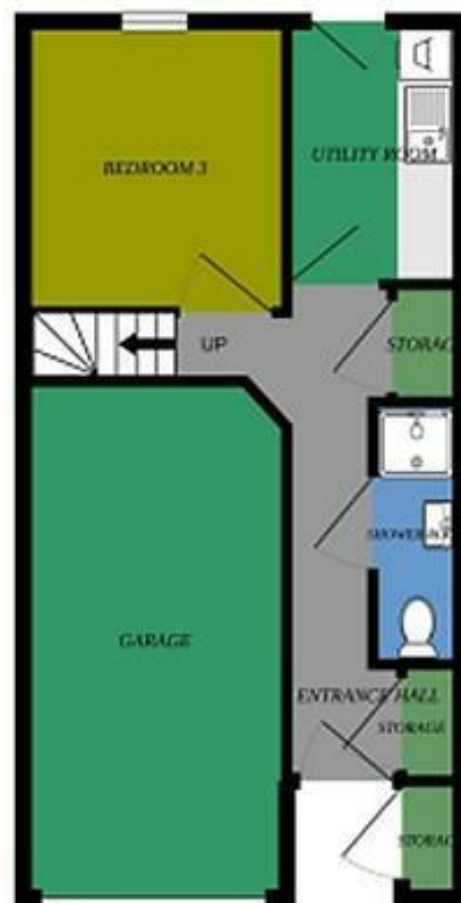
On the first floor, a modern high-spec kitchen/diner and spacious sitting room offer a comfortable social hub, while the top floor features two generous double bedrooms, one with en-suite, plus a family bathroom.

Outside, there's a low-maintenance garden with a cabin/home office, plus a garage and allocated parking. With easy access to the A10, this stylish and adaptable home suits a wide range of lifestyles and living arrangements.

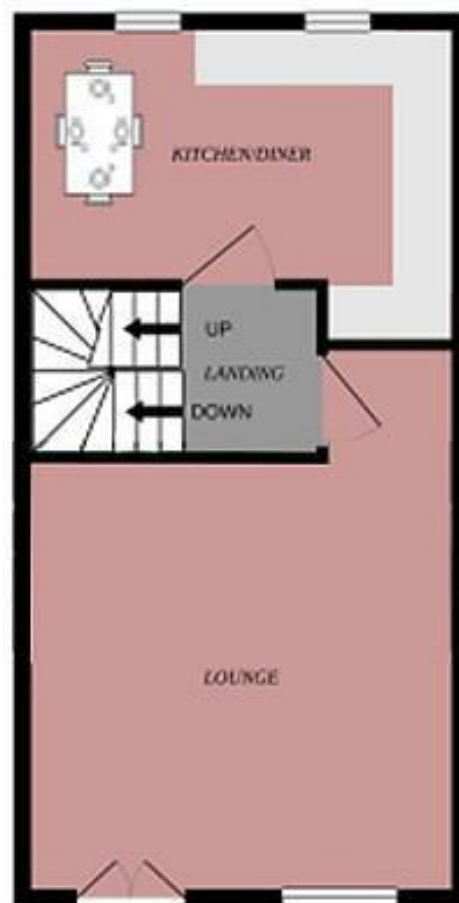
- Modern re-fitted kitchen
- Additional shower room
- Large living room with media wall
- Allocated parking space
- Short walk to local amenities
- Ensuite to both double bedrooms
- Utility room
- Private south facing garden
- Popular residential development
- Versatile family home

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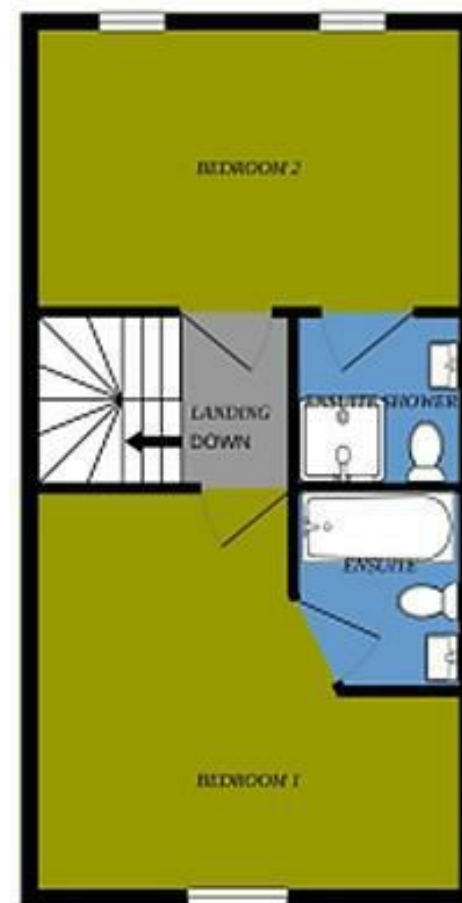
GROUND FLOOR
435 sq. ft. (40.4 sq m.) approx.



1ST FLOOR
451 sq. ft. (41.9 sq m.) approx.



2ND FLOOR
451 sq. ft. (41.9 sq m.) approx.



TOTAL FLOOR AREA: 1336 sq ft. (124.1 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.
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Front External

Well established bushes, access to garage with up and over door, short path to front door, external storage cupboard.

Entrance/Hallway

uPVC double glazed door with privacy glass and smart Yale lock. Coir mat inset to floor, vinyl tile effect flooring, 2 light fittings, security alarm, radiator. One storage cupboard with shelving, meters and water pipe access. Additional storage cupboard with water tank and additional hanging rail.

Shower Room

Tiled floor, 2 spotlights, extractor fan, Twyford white suite comprising low level dual flush wc, hand basin with mixer tap and tiled splashback. Wall mounted mirrored shelving unit with shaving point. Fully tiled shower unit with mixer tap and shower head, chrome effect bi folding doors with toughened glass. Heated towel rail.

Utility Room

8'9 x 5'10
Tiled floor, 2 spotlights, Ideal boiler, uPVC double glazed door with obscure glass to rear aspect leading to garden. Radiator, range of wall and base units in cream, inset sink to laminate worktops. Plumbing for washing machine and space for tumble dryer.

Bedroom 3

8'11 x 8'9
uPVC double glazed window to rear aspect, fitted carpet, light fitting, radiator, media speakers inset to ceiling (requires connection)

Stairs to First Floor/Landing

Fitted carpet, 1/2 turn staircase, spotlight, thermostat

Living Room

18'11 (max) x 14'7 (max)
Fitted carpet, 4 media speakers inset to ceiling

(requires connection), 8 spotlights, 1 light fitting, 2 radiators, tiled media wall with wiring and bracket for television. Thermostat, uPVC double glazed window and French doors to front aspect with Juliette balcony.

Kitchen/Dining

14'7 x 10'9
Vinyl flooring, 2 uPVC double glazed windows to rear aspect, radiator to dining area, range of acrylic gloss wall and base units in charcoal. Integrated dishwasher, fridge freezer and Bosch double oven. Extractor fan over Bosch 4 ring induction hob. One and half sink with mixer tap inset to quartz worktops.

Stairs to Second Floor/Landing

Fitted carpet, half turn staircase, light fitting

Bedroom 1

12'5 x 9'5
Fitted carpet, 2 media speakers inset to ceiling (requires connection) 5 spotlights, 2 light fittings, radiator, large uPVC double glazed window to front aspect, built in wardrobes. Door to:

Bathroom

Tiled floor, white suite comprising hand basin with mixer tap and tiled splash back, low level dual flush wc, tiled surround bath with mixer tap and hand held shower over, tempered glass shower screen. Shaving point, extractor fan, light fitting.

Bedroom 2

14'0 x 12'7
Fitted carpet, 2 media speakers inset to ceiling (requires connection) 2 spotlights, 2 light fittings, radiator, 2 uPVC double glazed windows to rear aspect, built in wardrobes. Door to:

Ensuite

Tiled floor, extractor fan, 2 media speakers inset to ceiling (requires connection). 2 spotlights, wall mounted illuminated mirror, half tiled walls. White

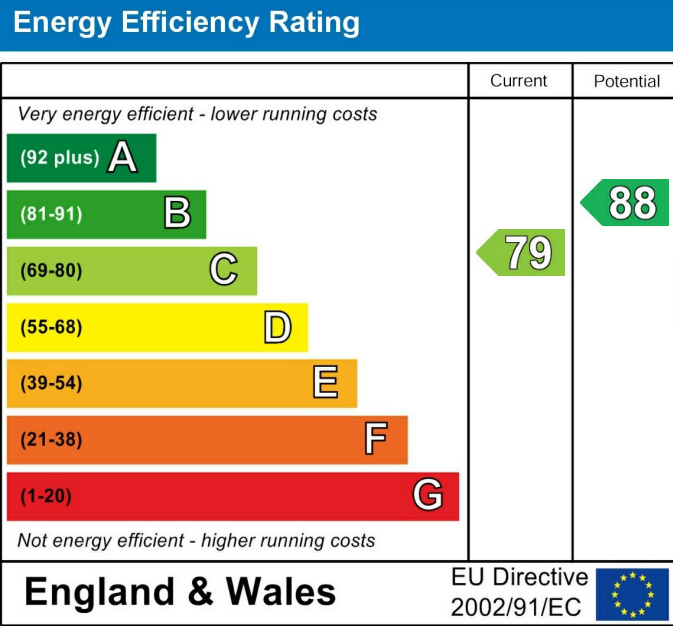
suite comprising low level dual flush wc and hand basin with mixer tap inset to vanity unit. Fully tiled corner shower unit with toughened glass surround and sliding doors, spa shower with rainfall head, spa jets and additional hand held shower head.

Rear External

Allocated parking space, side access gate. South facing mature garden, outbuilding with power and light, paved patio area, shingle borders and raised artificial lawn.

Agents Notes

Council Tax Band - E £2,859.14 p.a. (subject to change)
Development Service Charge - £277.15 p.a. (Please check with your legal representative exact figures)
Loft not boarded, no ladder - has a light
Boiler located in utility room - requires service
Allocated parking space



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