

80 Olvega Drive
Buntingford, SG9 9FJ
Guide price £450,000





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A bright and welcoming entrance hall sets the tone, with access to a convenient cloakroom/WC and through to a generously proportioned sitting room. This elegant space is centred around a contemporary electric fire with surround – ideal for relaxing evenings.

To the rear, the heart of the home is the superb kitchen/dining room. Fitted with timeless Shaker-style units, wood-effect worktops, and integrated appliances including a gas hob, electric oven, fridge/freezer, washing machine, and dishwasher, understairs storage cupboard, this space is as functional as it is attractive. French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

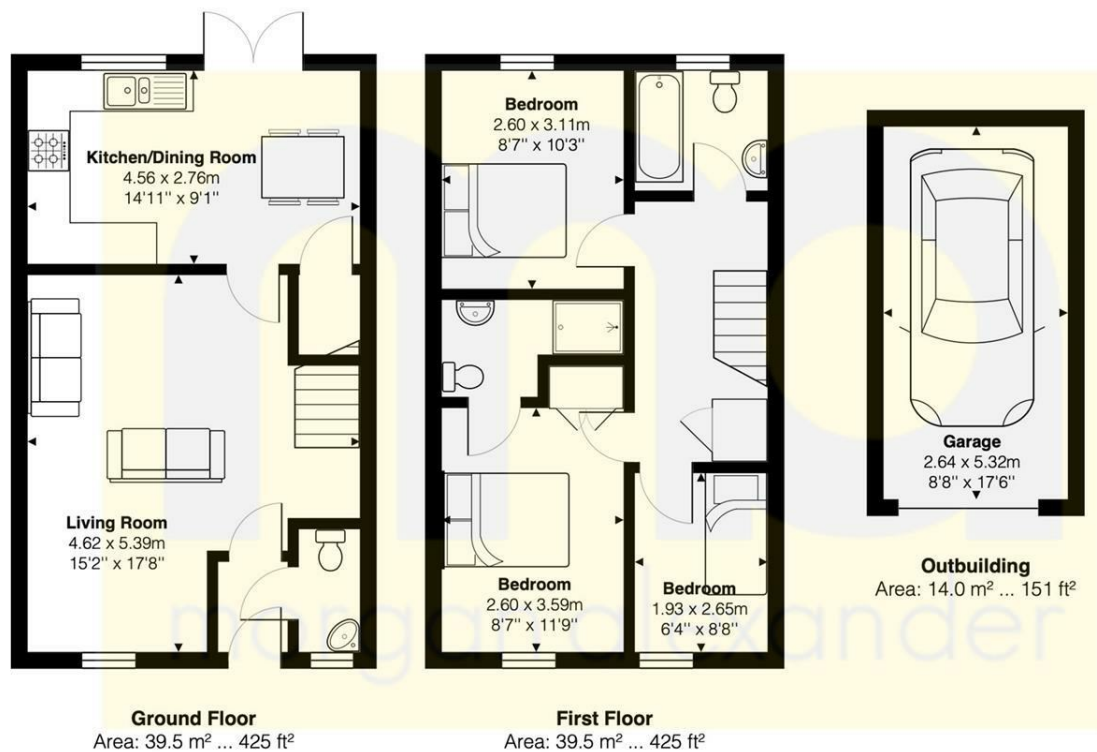
First Floor

The landing offers loft access and a useful airing cupboard. The principal bedroom is a stylish retreat, complete with en suite shower room and space for freestanding storage. Two further bedrooms provide flexibility for children, guests, or home working. A family bathroom serves these rooms, fitted with a modern suite.

Outside

The rear garden enjoys a south-facing aspect and a good degree of privacy. Laid to lawn with a patio area, it's perfect for entertaining or relaxing in the warmer months. The garden also benefits from rear gated access. There is a driveway providing off-street parking for two vehicles and access to the garage.





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

PROPERTY MISDESCRIPTIONS ACT 1991

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