



MONMOUTH

Guide price **£405,000**



51 MID SUMMER WAY

Monmouth, Monmouthshire NP25 5UT



Four-bedroom detached family home
Immaculately presented throughout
Popular estate location

Located on a popular development just outside Monmouth, this property is in a superb position within a short distance to local amenities. The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes, and restaurants as well as retailers such as Marks & Spencer and Waitrose. Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.



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KEY FEATURES

- Four-bedroom detached family home
- Beautifully presented throughout
- Spacious kitchen/dining room
- Private garden
- Popular estate location
- Detached garage and driveway



STEP INSIDE



As you enter the property, you are greeted by an entrance hallway giving access to all ground floor accommodation and stairs to the first floor. The living room is impressively spacious, featuring three large windows that allow plenty of natural light to flood the room, creating a bright and inviting atmosphere. This generous space offers ample room for various seating arrangements and is perfect for both relaxing and entertaining.

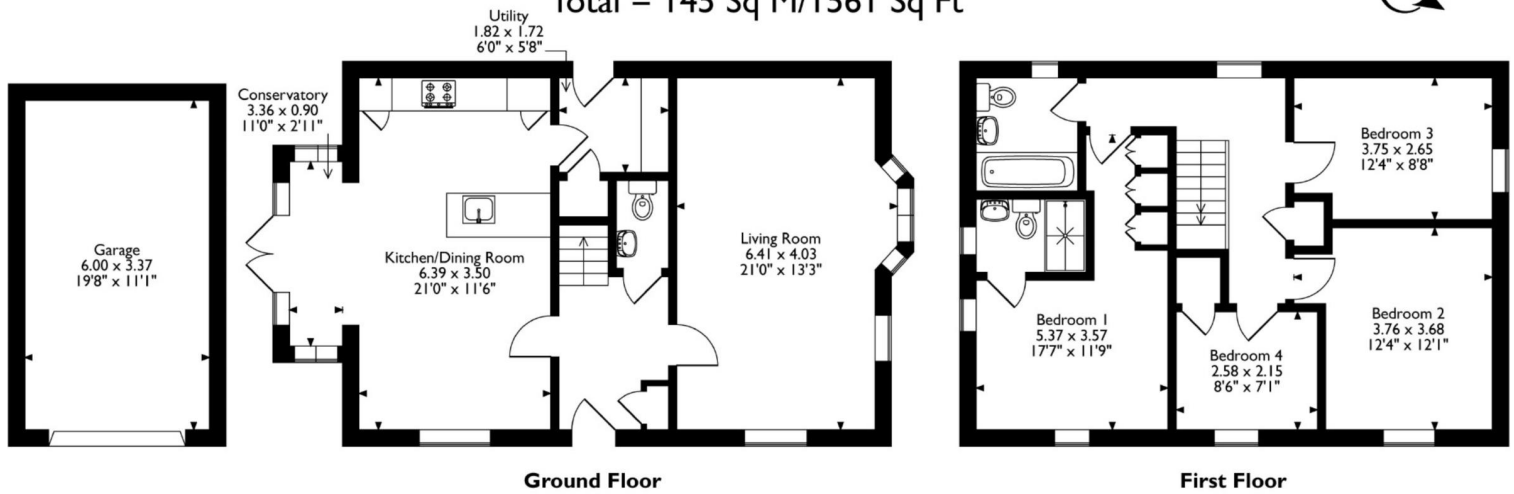
The kitchen/dining room is another highlight of the property. It is a well-proportioned area that serves as a fantastic space for families to gather. The kitchen itself is fitted with an extensive range of modern wall and base units, providing plenty of storage. It comes equipped with an integrated oven, dishwasher, fridge freezer, and a 5-ring gas hob, making it a practical and stylish space for cooking.

A box bay window with French doors opens out to the garden, allowing natural light to flood in and offering seamless indoor-outdoor living.

There is ample space in the dining area for a large table and chairs, making it an ideal spot for family meals and entertaining guests. Accessed from the kitchen is a convenient utility room.

This practical space houses additional units and provides room and plumbing for a washing machine and tumble dryer.

Approximate Gross Internal Area
 Main House = 125 Sq M/1346 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 145 Sq M/1561 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending to the first floor, you will find a spacious landing that leads to four bedrooms and a family bathroom. The principal bedroom is a standout feature, benefiting from fitted wardrobes that provide generous storage space and access to a private en-suite shower room.

Bedrooms two and three are also double rooms, each offering ample space and flexibility in their use.

They are perfect for family members or guests, providing comfort and privacy. The fourth bedroom is a good-sized single room with a built-in storage cupboard.

This versatile space could also serve as a study or home office if needed, catering to various lifestyle needs. Finally, the modern family bathroom is well-equipped, providing a stylish and functional space for the household.

STEP OUTSIDE



The property has tandem driveway parking for three vehicles and access into the sizable garage. The pretty rear garden is laid to lawn and patio and benefits from a south-facing aspect.

INFORMATION

Postcode: NP25 5UT
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

From our Monmouth office, proceed down Monnow Street. At the roundabout, take the second exit. At the traffic lights, turn right onto Cinderhill Street. At the roundabout, take the first exit onto Wonastow Road. Proceed to Kingswood Gate Estate, follow Ternata Drive around and turn right into Mid Summer Way. Number 51 will be found at the end of the street on the left-hand side.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 93 |
| (92-100) | A | 84 | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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