



MONMOUTH

Guide price **£365,000**



5 MID SUMMER WAY

5 Mid Summer Way, Monmouth, Monmouthshire NP25 5UT



Well-presented four bedroom detached home
Ample living accommodation
Located on a popular development

This immaculately presented four-bedroom family home is located on a popular development in Monmouth, off the main road. This property is in a convenient position within short distance to local amenities as well as backing onto nature reserve.

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.

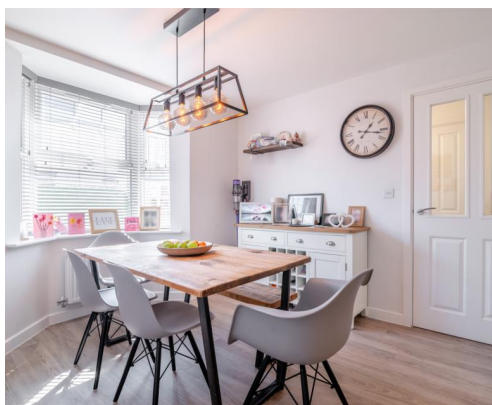


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KEY FEATURES

- Four bedroom detached family home
- Well-presented throughout
- Kitchen/dining room
- Located on a popular development
- Generous rear garden
- Detached garage & tandem driveway



STEP INSIDE

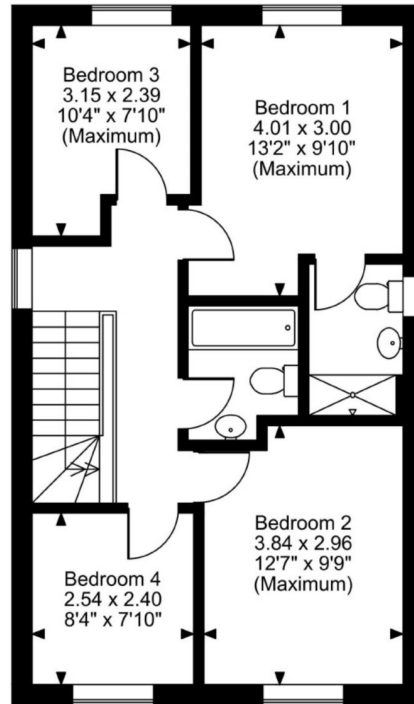


As you enter the property, you are greeted by a spacious entrance hallway giving access to all ground floor accommodation and stairs to the first floor. Located to the front of the property is the open plan kitchen dining room.

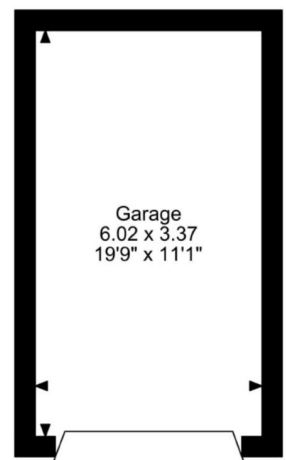
The kitchen is equipped with a stylish range of modern wall and base units with a range of integrated appliances to include a dishwasher, double oven and five ring gas hob with extractor hood over.

The kitchen seamlessly opens to the dining room with a bay window to the front aspect and ample space for entertaining with family and friends.

The living room is a generous size and immaculately presented with French doors opening to the rear garden.



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Each of the remaining bedrooms offers ample space, while the family bathroom showcases modern design.

To the first floor, there are four well-proportioned bedrooms. Boasts a picturesque view of the rear garden and the fields beyond, complemented by an en suite shower room.

STEP OUTSIDE



The property benefits from a detached garage and a tandem driveway with parking for two vehicles. The rear garden is well presented with a patio area with French doors opening from the living room with the remaining garden being laid to level lawn.

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. Follow the road past Wonastow Road Industrial estate on your right. Proceed to Kingswood Gate Estate and follow the road around to the right and turn right onto Mid Summer Way where number 5 can be found on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		93
A (92-100)		
B (81-91)	83	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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