



MONMOUTH

Guide price **£480,000**



20 MID SUMMER WAY

Monmouth, Monmouthshire NP25 5UT



Detached five bedroom family home
Two reception rooms & luxury kitchen
Enclosed rear garden & double garage

This well-proportioned executive family home has five double bedrooms, with three bathrooms, one of which is an en-suite from the principal bedroom.

The property is bright, spacious and enjoys ample storage space. To the ground floor, there are two reception rooms and an open plan kitchen/dining room to the rear, with double doors opening to the patio and lawn beyond.

A useful utility provides integral access to the double garage, while a driveway provides further private parking.

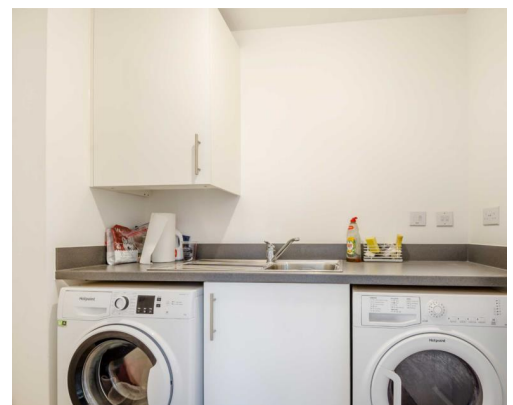


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KEY FEATURES

- Substantial detached property
- Five bedrooms
- Accommodation over three floors
- Utility & cloakroom
- Double garage
- Large rear enclosed garden



STEP INSIDE



Located on a quiet development just outside Monmouth, this property is in a superb position within 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.

Welcomed into the hallway, there are two reception rooms to the front of the property, a spacious, dual aspect living room to the left and a study to the right.

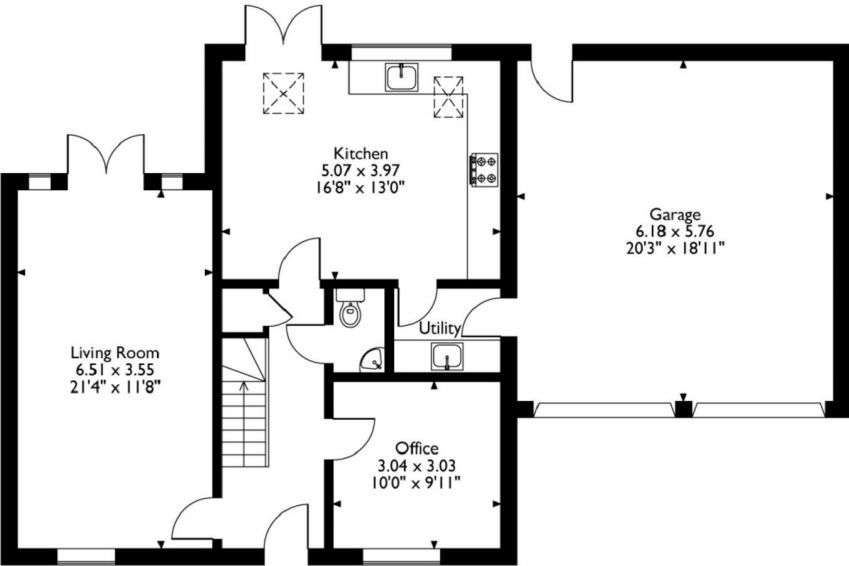
To the rear, there is an open plan kitchen/dining room with double doors opening to the patio, extending the entertaining potential.

The living room similarly enjoys access to the garden, while from the kitchen, there is a useful utility room offering integral access into the double garage.

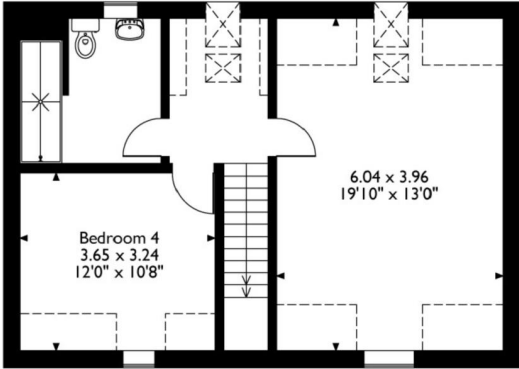
The kitchen benefits from a range of sleek, white wall and base units, with integrated appliances to include a dishwasher, double oven, four-ring gas hob and an overhead extractor.

The vaulted ceiling to the kitchen has two velux skylights allowing natural light to flood the space, with a dining table to the centre making the perfect place for family dining.

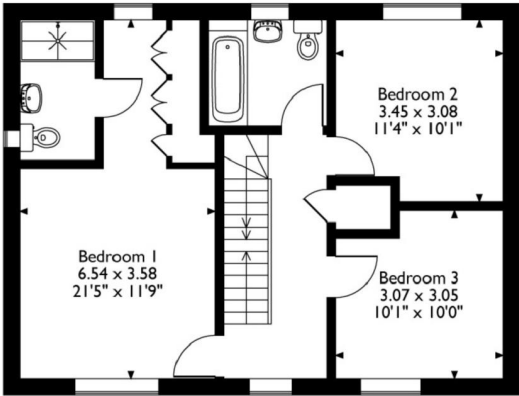
Approximate Gross Internal Area
209 Sq M/2250 Sq Ft



Ground Floor



Second 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.

A convenient cloakroom can be found from the hallway and a storage cupboard beneath the stairs.

To the first floor, there are three bedrooms, all of which are double.

The principal benefits from an en-suite shower room and fitted wardrobes, ideal for utilising space. The family bathroom can be found from the landing with a bath suite and overhead shower.

To the second floor, there are two further double bedrooms and a spacious landing that has potential to be utilised as a study area.

A generous shower room can be found from the landing and floor-to-ceiling velux windows are a wonderful feature on this floor, enjoying views of the fields beyond.

The property is brightly decorated throughout with white walls and light grey carpeting throughout the two upper floors.

STEP OUTSIDE



On a large plot, the property has fully enclosed rear gardens with six-foot fencing surrounding the perimeter and a mature tree to the far with no opposing properties, allowing the gardens to remain extremely private.

A door from the garden accesses the double garage, ideal for storing garden furniture and equipment. A large patio directly from the property provides a wonderful area for al fresco dining and summer entertaining.

To the fore, in addition to the garage, a driveway provides parking for two vehicles.

INFORMATION

Postcode: NP25 5UT

Tenure: Freehold

Tax Band: G

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 Mid-Summer Way will be found on your right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		93
B (81-91)	85	
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		

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



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