



MONMOUTH

Guide price **£475,000**



 **ARCHER & Co**

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To book a viewing call 01600 713030

30 MID SUMMER WAY

Monmouth, Monmouthshire NP25 5UT



Beautifully presented four-bedroom family home
Popular estate location close to amenities
Well proportioned accommodation throughout

This immaculately presented executive four-bedroom family home is located on a popular development in Monmouth. This property is in a convenient position within short distance to local amenities and Monmouth town centre.

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
- Immaculately presented throughout
- Private landscaped rear garden
- Beautiful kitchen breakfast room
- Popular estate location
- Driveway parking and garage



STEP INSIDE



As you step into the property, you are welcomed by a bright and spacious entrance hallway that provides access to all ground floor rooms and the staircase to the first floor.

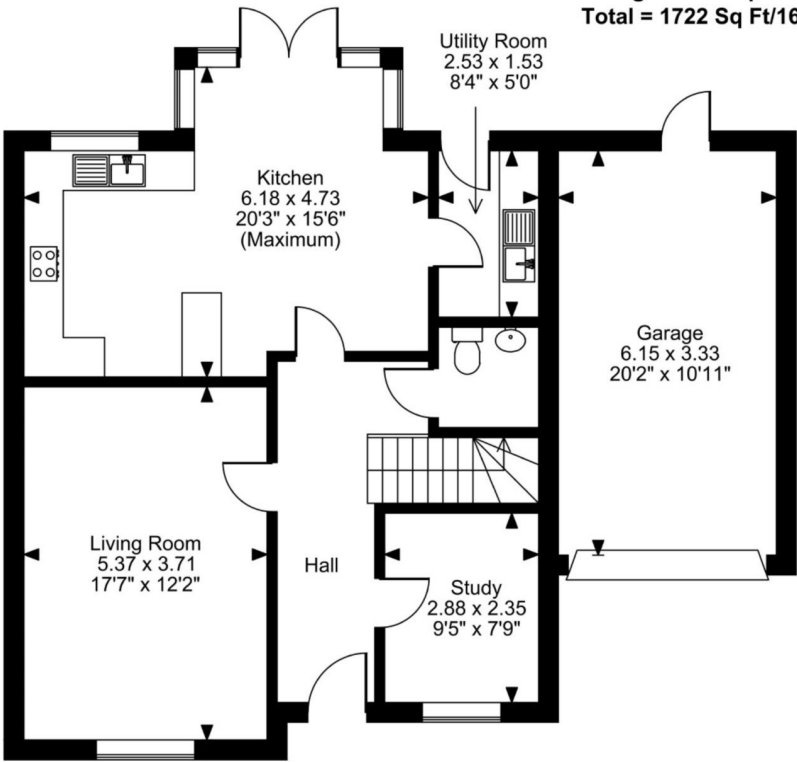
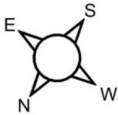
The living room, generously sized and filled with natural light from a front-facing window, combines comfort with contemporary style.

To the front of the property, a versatile study offers the flexibility to serve as a home office or playroom, catering to your individual needs.

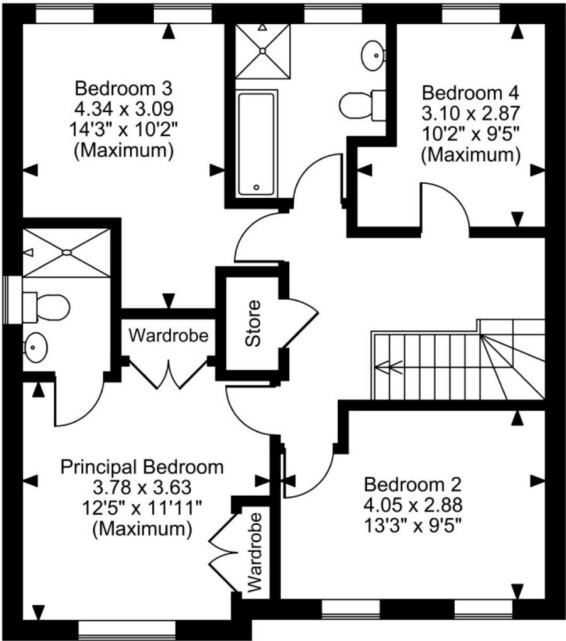
The kitchen/breakfast room is a standout feature of this home, showcasing modern white wall and base units, stunning wooden flooring, and plenty of room for a large dining table, chairs, and an additional family area. A charming box bay with floor-to-ceiling windows and French doors provides lovely views and direct access to the rear garden. The kitchen comes fully equipped with integrated appliances, including a double oven, fridge freezer, 5-ring gas hob, and dishwasher.

Adjacent to the kitchen is a practical utility room with extra storage, a sink, and a convenient rear door leading to the garden. Completing the ground floor is a cloakroom.

Mid Summer Way, Monmouth
Approximate Gross Internal Area
Main House = 1502 Sq Ft/140 Sq M
Garage = 220 Sq Ft/20 Sq M
Total = 1722 Sq Ft/160 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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On the first floor, a spacious landing leads to four well-proportioned bedrooms and the family bathroom.

The principal bedroom features fitted wardrobes and an en suite shower room. The remaining three bedrooms are all doubles, making this home ideal for growing families.

The modern family bathroom includes a WC, wash hand basin, shower cubicle, and a bathtub, offering both style and functionality.

This thoughtfully designed property is perfect for family living, combining generous spaces, practical features, and a welcoming atmosphere.

STEP OUTSIDE



The front of the property features a driveway with ample parking for two to three cars, a neatly maintained front lawn, and a garage.

The rear garden has been thoughtfully landscaped for low-maintenance living, offering a stunning space for relaxation and entertainment. French doors from the kitchen open onto a raised patio, which leads down to an additional decked area - perfect for hosting family and friends.

The garden offers excellent privacy, with the remaining space designed with artificial lawn and further decking to create a versatile and inviting outdoor area.

AGENT'S NOTE:

Planning permission has been granted (DM/2025/00438m dated 14/4/2025) for "Conversion of loft space and construction of dormer to rear roof slope" to provide an additional bedroom with en-suite and dressing room.

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 and turn right onto Mid Summer Way. Follow the road around and number 28 will be found at the end on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		83	
(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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