



4 Chapmans Yard, Mill End

Ware

Offers Over **£375,000**



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Mill End, Ware

Ensum Brown offer this superb 3 bedroom first/top floor apartment positioned in the popular village of Standon. Featuring an open-plan kitchen/lounge/dining room, 2 ground floor bedrooms, family bathroom, first floor principal bedroom including en-suite, allocated parking & lovely communal gardens.

Council Tax band: D

Tenure: Leasehold



PROPERTY INSIGHT

Ensum Brown are delighted to bring to the market this impressive three bedroom two bathroom duplex apartment that is offered on a chain free basis and situated on the first/top floor at Chapmans Yard, which is just a stone's throw from Standon High Street and all of the amenities that it has to offer. This well-presented and rarely available split level home with underfloor heating throughout must be viewed internally to be fully appreciated.

As you enter the property you are welcomed by a spacious hallway, which has a large under stairs storage cupboard on the left. Continuing through, you will step into the fantastic sized open-plan L shaped kitchen/living room/dining room.

The kitchen is fitted with a range of wall and base wooden units, paired with black laminate worktops and part tiled walls with black rectangular tiles. An island has also been added which is in keeping with the rest of the kitchen, with a wood and granite worktop and extra storage units. Benefitting from integrated appliances, including a dishwasher, fridge, freezer and washing machine/dryer, this is a clean and crisp kitchen that sets the tone for the rest of the apartment. The living/dining space is a great area with plentiful space for both living room furniture and a large dining table with chairs, and this is a lovely bright room due to the dual aspect windows.

As you continue through the level, you will come across two bedrooms and a family bathroom, all of which have been neutrally decorated. The second bedroom is located here and is a good sized double room, with plentiful space for a double bed and chest of drawers and is decorated with cream carpet and sage coloured walls. There are also two windows, which make this a lovely bright room. Next to this is bedroom three, which is also a good sized room with plentiful space for freestanding wardrobes.

Located on this level is also the family bathroom, which has been neutrally decorated with beige wall and floor tiles paired with sage coloured walls. This bathroom comprises of a three piece suite, including a bathtub with chrome hand held shower head, a low level flush WC and white circular hand basin with a large storage unit beneath.





Heading up to the second floor, this homes the principal bedroom suite, which comprises of a very impressive space. The principal bedroom is a very generous sized room with two velux windows, making this a lovely bright room. While there is ample space for freestanding wardrobes and chest of drawers, this suite has the luxury of a walk in wardrobe, which also has access into the loft.

Next to this is the very good sized en-suite, which has been fitted with a three piece suite, including a large enclosed shower with chrome hand held shower head, a low level flush WC and white hand basin. This en-suite has been immaculately designed with white marble effect floor tiles and grey walls, creating a very stylish and modern finish. An added bonus of this principle suite, is the size of landing, as this is the ideal space for an office.

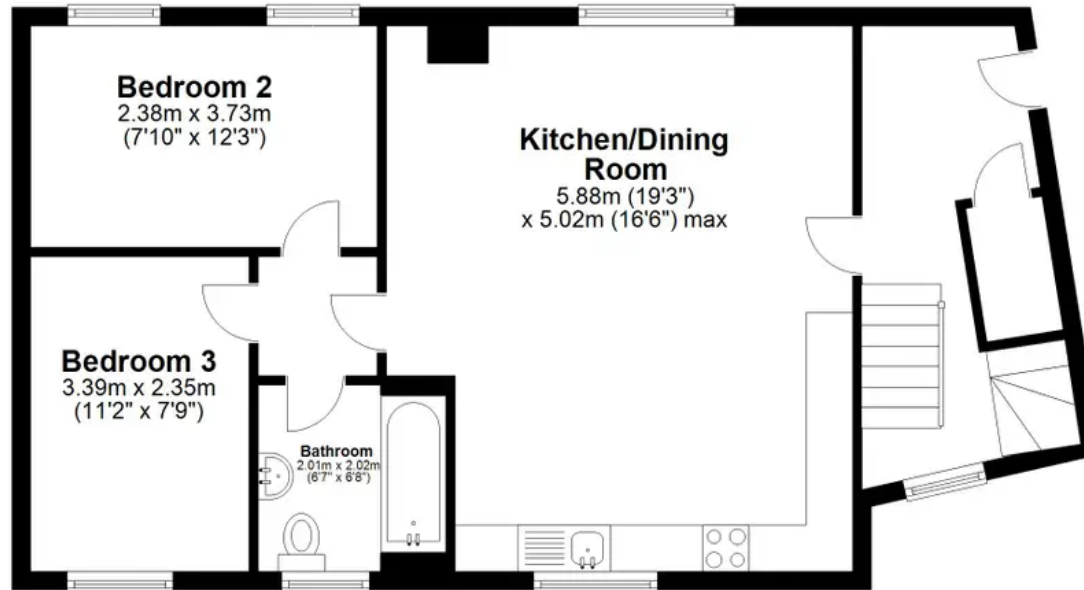
Externally, the communal grounds are kept in immaculate condition and adjoin the River Rib, supplying beautiful views. This apartment also benefits from an allocated parking space, as well as two visitor parking spaces, and a bike storage area.





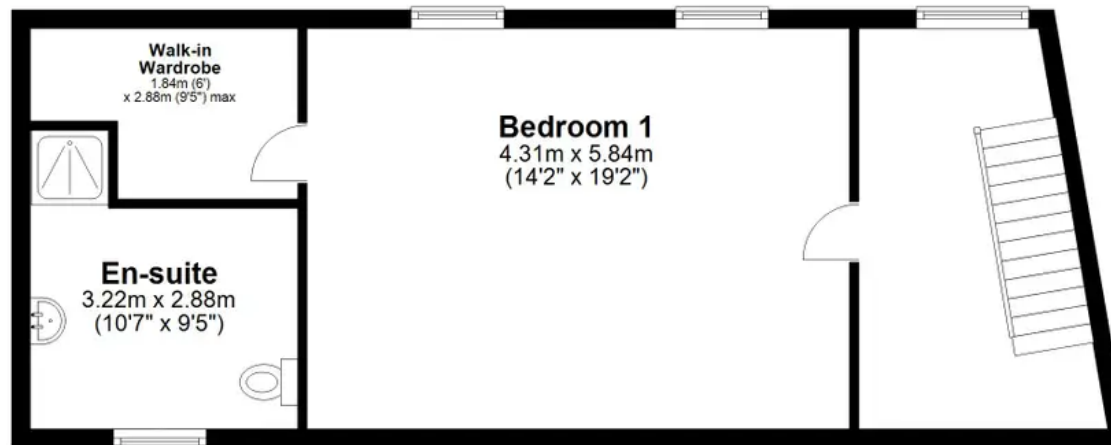
Ground Floor

Approx. 62.1 sq. metres (668.4 sq. feet)



First Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



Total area: approx. 110.6 sq. metres (1190.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.