



2 Samian Close, Worksop S81 7FG

Guide price £280,000

GUIDE PRICE £280,000 - £290,000

This attractive four-bedroom detached home enjoys a desirable position on Samian Close, offering generous living space, modern upgrades, and a thoughtfully considered interior finish throughout. Recently improved with features such as air-conditioning, triple glazing and a contemporary glass balustrade, the property blends comfort with a stylish, modern feel. The addition of a CCTV system provides extra peace of mind, while the versatile layout makes the home ideal for families of all sizes.

The accommodation is bright and well-proportioned, with each room designed to maximise space and functionality. The low-maintenance front and rear gardens ensure easy upkeep, and the property benefits from off-road parking along with a powered garage that offers excellent storage or workshop potential. With the option of purchasing part-furnished, this ready-to-move-into home offers superb convenience for buyers looking to settle quickly into a comfortable and beautifully presented property.

- Four Bedroom Detached Family Home
- Air-conditioning Installed In The Lounge And Master Bedroom
- Garage With Power And Lighting
- Currently Leasehold – Vendor Purchasing The Freehold
- Stylish Glass Balustrade To The Staircase
- Low-Maintenance Front And Rear Gardens
- Triple-Glazed Windows
- Master Bedroom With Fitted Wardrobes And Ensuite Shower Room
- NO ONWARD CHAIN

locating your ideal home



Ground Floor

Entrance Hall

A welcoming entrance hall sets the tone for the home, featuring a stylish glass balustrade, neutral décor and access to the main ground-floor rooms. The hallway offers a bright and airy first impression while providing practical space for coats and shoes.

Lounge

The generous lounge is a comfortable and relaxing space, complete with triple glazing, air-conditioning and a modern feature fireplace. A large front window floods the room with natural light, creating a warm ambience perfect for day-to-day living or entertaining guests.

Downstairs W/C

The ground-floor WC is attractively finished with contemporary tiling, a stylish glass bowl basin and a sleek vanity unit. A bright window and neat layout make this a functional and pleasant addition to the home.

Dining Room

Positioned to enjoy plenty of light from its dual-aspect windows, the dining room provides an inviting area for family meals and gatherings.

Kitchen

The beautifully appointed kitchen offers an excellent range of units paired with quality worktops and a stylish tiled splashback. It features a full suite of integrated appliances, including a fridge freezer, new unused dishwasher, washing machine, gas hob and electric oven. The space is finished with durable and modern LVT flooring, ideal for busy family living. A central breakfast bar provides additional seating and preparation space, while the built-in window bench adds both charm and storage.

First Floor

Master Bedroom

The master bedroom is an impressive and comfortable retreat, featuring air-conditioning, triple glazing and fitted wardrobes with sleek gloss-fronted doors. The room enjoys a peaceful outlook, and its generous proportions easily accommodate additional furniture.

Ensuite

The master ensuite is modern and well-presented, offering a walk-in shower with an eye-catching mosaic feature wall. A contemporary vanity, chrome fixtures and a bright window create a fresh and stylish feel.

Bedroom Two

A spacious double bedroom with a soothing décor scheme, offering ample room for wardrobes or other furnishings. Large windows allow natural light to fill the room, making it an ideal space for guests or older children.

Bedroom Three

Another well-sized double bedroom, neatly decorated and offering good versatility. Whether used as a main bedroom, guest space or home office, it remains bright and comfortable thanks to the triple glazing and pleasant views.

Bedroom Four

A practical single bedroom currently used as a flexible space, ideal for a home office, nursery or hobby room. Its clean finish and simple layout make it easy for buyers to imagine it meeting a variety of needs.

Family Bathroom

The modern family bathroom features a contemporary three-piece suite with a generous bathtub, sleek grey tiling and a wide vanity area with fitted storage. The space feels polished, practical and ideal for daily use.

Outside

Rear Garden

The rear garden has been designed for easy, low-maintenance living and enjoys a smart combination of surfaces, including a resin patio, areas of artificial grass and a raised decking section ideal for outdoor seating. A side gate provides direct access to the detached garage, which benefits from power, lighting and additional parking in front.

Front Elevation

Set on an attractive corner plot, the front garden is designed for low-maintenance living with a neatly presented area of artificial grass and a pathway that enhances kerb appeal.



Tel: 01909 475111



Ground Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



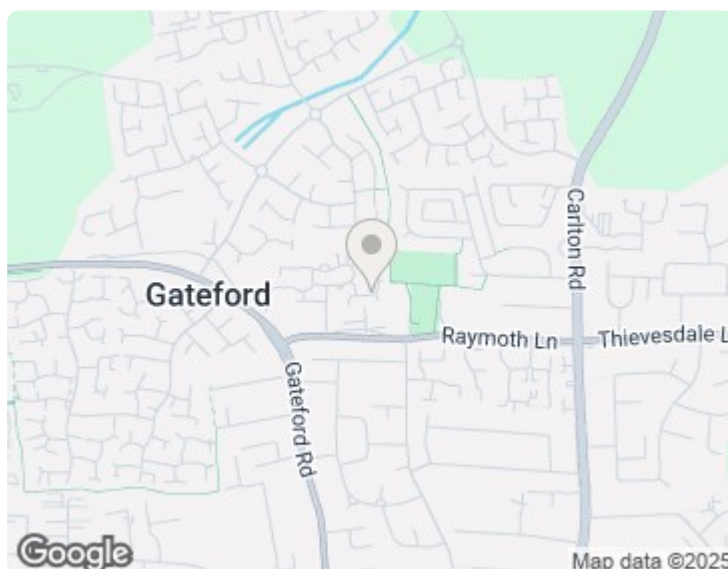
First Floor

Approx. 49.2 sq. metres (529.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	81
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

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