



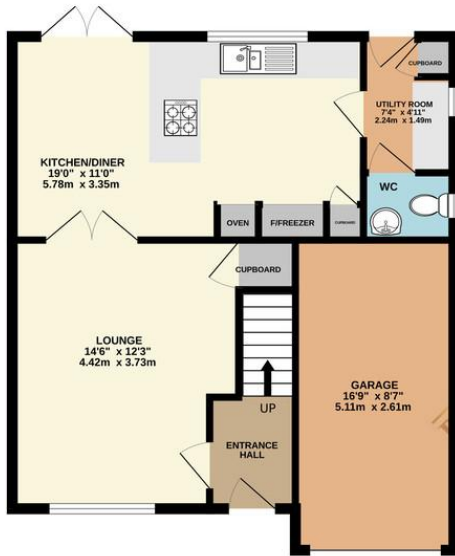
### 34 Samian Close | Worksop | S81 7FG

Guide Price £280,000 to £290,000

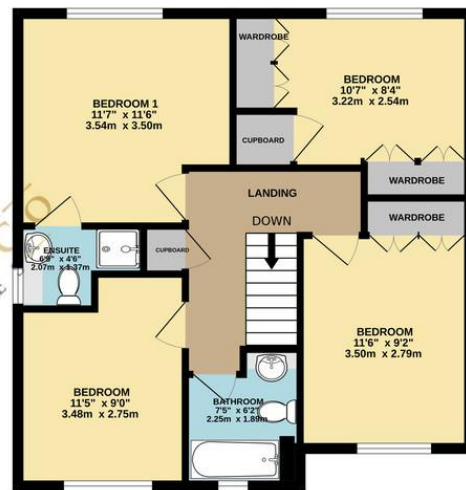
Bell & Co Estates are delighted to present this impressive four bedroom detached family home nestled in a desirable residential area. Enter through a welcoming entrance hall that leads into a bright and spacious lounge, ideal for relaxing or entertaining. The heart of the home is the expansive kitchen/diner, complete with modern fittings and French doors opening to the rear garden—creating a perfect indoor-outdoor flow. A utility room sits adjacent to the kitchen, offering convenience and functionality, alongside a WC and additional storage cupboard. The ground floor also features a integral garage, ideal for secure parking or extra storage. Upstairs, you'll find four well-proportioned bedrooms: the master bedroom benefits from its own en-suite shower room and built-in storage. Bedroom two, three and four are all of great size and offer ample space and versatility, two of which house fitted wardrobes. A well-appointed family bathroom serves the remaining bedrooms, and the landing area offers additional built-in storage and completes the second floor. To the front of the property the driveway provides off road parking leading to the garage with lawned area and side gate access to the rear. To the rear is an enclosed south facing garden which is mainly laid to lawn with patio and decking area, perfect for little ones or entertaining. This fantastic home combines practicality with style and is ideally suited to growing families or those looking for extra space in a sought-after location close to local amenities, schools and transport links. Viewing is highly recommended to fully appreciate all this home has to offer.



GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1229 sq.ft. (114.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

www.bellcoestates.com  
info@bellcoestates.com  
03333 580590

34 Samian Close  
WORKSOP  
S81 7FG

Energy rating

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Valid until

18 July 2035

Certificate number

2121-2516-8272-1310-1811

Property type

Detached house

Total floor area

104 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements