



21 SAMIAN CLOSE WORKSOP, S81 7FG

£190,000
FREEHOLD

*** GUIDE PRICE £190,000 - £200,000 ***

A beautifully presented four-bedroom end town house, offering spacious and stylish accommodation across three floors. Situated in a much sought-after location, the property is ideally positioned close to local shops, well-regarded schools, everyday amenities, and excellent transport links via the A1 and M1 motorways.

Internally, the home boasts a welcoming entrance hallway, contemporary downstairs WC, high-gloss modern kitchen, and a spacious open-plan living/dining room with French doors opening onto the rear garden. The first floor offers three well-proportioned bedrooms and a modern family bathroom, while the top floor is dedicated to a stunning master suite with dressing area and luxurious ensuite shower room.

Externally, the property benefits from an enclosed rear garden, paved patio, single garage, and driveway parking. This immaculately maintained home is perfect for families or professionals seeking both style and convenience in a desirable setting.

**Kendra
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21 SAMIAN CLOSE

- *** GUIDE PRICE £190,000 - £200,000 ***
- Beautifully presented four-bedroom end town house
- Set over three spacious and well-appointed floors
- Located in a highly sought-after residential area
- Close to local shops, schools, and everyday amenities
- Excellent access to A1 and M1 motorway links
- Stylish high-gloss kitchen with integrated appliances
- Spacious open-plan living/dining room with French doors to garden
- Stunning master suite with dressing area and modern ensuite
- Enclosed rear garden, driveway parking, and single garage



ENTRANCE HALLWAY

Accessed via a composite front entrance door, this beautifully presented and thoughtfully decorated hallway offers a welcoming first impression. Featuring a central heating radiator, attractive laminated wood flooring, and a staircase rising to the first-floor landing. Internal doors lead to the breakfast kitchen, living/dining room, and the downstairs WC.

DOWNSTAIRS WC

Fitted with a contemporary white suite comprising a low flush WC and a corner hand wash basin with tiled splashback. Finished with tiled flooring, a central heating radiator, and an electric extractor fan.

KITCHEN

A high-specification kitchen finished in sleek white high-gloss units, offering a range of wall and base cabinetry with complementary work surfaces. Inset sink with mixer tap, integrated electric double oven, four-ring gas hob with stainless steel extractor fan above. There is space and plumbing for freestanding appliances including a fridge freezer and washing machine. The space is enhanced by tiled splashbacks, laminated wood flooring, LED kickboard lighting, recessed ceiling downlights, a central heating radiator, and a front-facing UPVC double glazed window.

OPEN PLAN LIVING DINING ROOM

A stylish and spacious open-plan living and dining area, tastefully decorated and filled with natural light. Boasting a rear-facing UPVC double glazed window and French doors opening onto the rear garden. Further benefits

include two central heating radiators, a large under-stairs storage cupboard, recessed ceiling lighting, and laminated wood flooring.

FIRST FLOOR LANDING

Featuring spindle balustrades, a central heating radiator, and laminated wood flooring. There is a useful airing cupboard and staircase rising to the second floor. Doors provide access to three bedrooms and the family bathroom.

BEDROOM TWO

A generous double bedroom with a front-facing UPVC double glazed window and central heating radiator.

BEDROOM THREE

A well-proportioned third double bedroom with a rear-facing UPVC double glazed window and central heating radiator.

BEDROOM FOUR

A beautifully presented fourth bedroom featuring a front-facing UPVC double glazed window and central heating radiator.

FAMILY BATHROOM

A modern and stylish bathroom suite in white, comprising a panelled bath with shower mixer tap and glass screen, vanity hand wash basin, and low flush WC. Part tiled to the walls and finished with stylish flooring. Additional features include a chrome heated towel rail, shaver point, recessed ceiling downlights, electric extractor fan, and a rear-facing obscure UPVC double glazed window.

SECOND FLOOR LANDING

With a continuation of the spindle staircase, leading to the master suite.

MASTER BEDROOM

A stunning and spacious principal bedroom with a front-facing UPVC double glazed window, central heating radiator, and bespoke wood panelling to one wall. Useful over-stairs storage cupboard and an archway leading to the dressing area. The dressing area benefits from a rear-facing Velux window, central heating radiator, and direct access to the ensuite shower room.

EN-SUITE SHOWER ROOM

A luxurious ensuite fitted with a walk-in shower and mains-fed shower, wall-hung vanity hand wash basin, and low flush WC. Stylishly finished with mermaid-style wall panelling, tiled flooring, modern towel radiator, recessed ceiling downlights, shaver point, electric extractor fan, and a rear-facing Velux window.

EXTERIOR

To the front is an attractive open-plan garden, with side gated access to the rear. The rear garden is fully enclosed, mainly laid to lawn with a paved patio area ideal for outdoor entertaining. The property also benefits from a driveway and a single garage located to the rear.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band C

Viewings – By Appointment Only

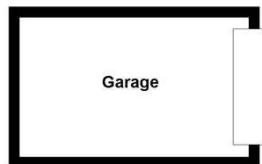
Floor Area – 1284.60 sq ft

Tenure – Freehold



Ground Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



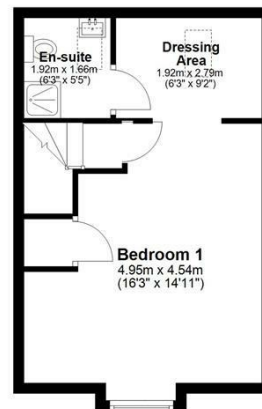
First Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



Second Floor

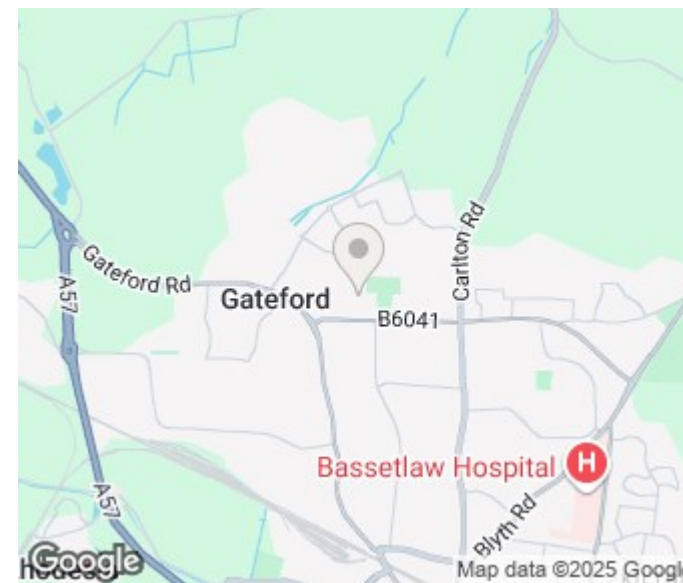
Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 119.3 sq. metres (1284.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	78	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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