

## 10 SAMIAN CLOSE WORKSOP, S81 7FG

**£170,000**  
**LEASEHOLD**

\*\*\*Guide Price £170,000 - £180,000\*\*\*

This stylish and spacious three-bedroom family home is located in a much sought-after area of Worksop, offering excellent access to local shops, schools and amenities, as well as convenient A1 and M1 motorway links. The property is beautifully presented throughout and features a welcoming entrance hallway, a well-appointed living room with feature fireplace, a modern kitchen diner, conservatory with underfloor heating, and a downstairs WC.

To the first floor are three well-proportioned bedrooms, including a generous master bedroom with en-suite, along with a contemporary family bathroom. Externally, the property benefits from off-road parking for two vehicles and an attractive, low-maintenance landscaped rear garden, ideal for relaxing and entertaining.

Offered to the market with no onward chain, this impressive home is perfectly suited to families and professionals alike and must be viewed to fully appreciate the space and quality on offer.

THIS PROPERTY IS LEASEHOLD (136 YEARS REMAINING WITH NO CHARGES)

**Kendra  
Jacob**

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# 10 SAMIAN CLOSE

• \*\*\*GUIDE PRICE £170,000 - £180,000\*\*\* • Stylish and spacious three-bedroom family home • Located in a much sought-after area of Worksop • Beautifully presented throughout • Modern kitchen diner and bright conservatory • Master bedroom with en-suite shower room • Contemporary family bathroom and downstairs WC • Off-road parking for two vehicles • Attractive, low-maintenance landscaped rear garden • Close to local shops, schools, amenities and A1/M1 links, with no onward chain



## ENTRANCE HALLWAY

A welcoming and spacious entrance hallway accessed via a side-facing composite door. The hallway features stylish tiled flooring, a central heating radiator and a staircase rising to the first-floor landing. Doors provide access to the downstairs WC and the living room, creating a practical and well-laid-out entrance.

## DOWNSTAIRS WC

Fitted with a modern low-flush WC and a vanity wash hand basin. The room is part-tiled to the walls with a tiled floor and benefits from a front-facing obscure uPVC double-glazed window, allowing in natural light while maintaining privacy.

## LIVING ROOM

A beautifully presented and generously proportioned living room, enjoying a front-facing uPVC double-glazed window. The space features two central heating radiators and attractive laminated wood flooring. A striking wood-feature fireplace with a marble inset and pebble-effect electric fire forms an elegant focal point to the room.

## KITCHEN DINER

The stylish kitchen is fitted with a range of high-gloss wall and base units complemented by coordinating work surfaces. Integrated appliances include a fan-assisted electric oven and a gas hob with an extractor hood above, along with a stainless-steel sink and mixer tap. There is ample space for freestanding appliances including a washing machine, dishwasher and fridge freezer. The kitchen is part-tiled to the walls and has a rear-facing

uPVC double-glazed window. Tiled flooring flows seamlessly through into the dining area.

The dining room is light and spacious, featuring rear-facing uPVC double-glazed doors opening into the conservatory, a central heating radiator and a large built-in storage cupboard—ideal for modern family living and entertaining.

## CONSERVATORY

A bright and inviting conservatory constructed with a dwarf wall and uPVC double-glazed windows. French doors open directly onto the rear garden, creating a lovely connection with the outdoors. The tiled flooring benefits from electric underfloor heating, making this a comfortable year-round living space.

## FIRST FLOOR LANDING

The landing features a spindle balustrade and a generous storage cupboard housing the wall-mounted combination boiler. Doors lead to three bedrooms and the family bathroom.

## MASTER BEDROOM

A spacious and well-presented master bedroom with a front-facing uPVC double-glazed window and central heating radiator. A door leads directly into the en-suite shower room.

## EN-SUITE SHOWER ROOM

Fitted with a contemporary white three-piece suite comprising a walk-in shower with mains-fed shower, vanity wash hand basin and low-flush WC. The room is part-tiled to the walls and includes a central heating radiator, tile-effect flooring, shaving point and an electric extractor fan.

## BEDROOM TWO

A second double bedroom with a rear-facing uPVC double-glazed window, central heating radiator and laminated wood flooring.

## BEDROOM THREE

A well-proportioned third bedroom, currently utilised as a dressing room, featuring a uPVC double-glazed window and central heating radiator.

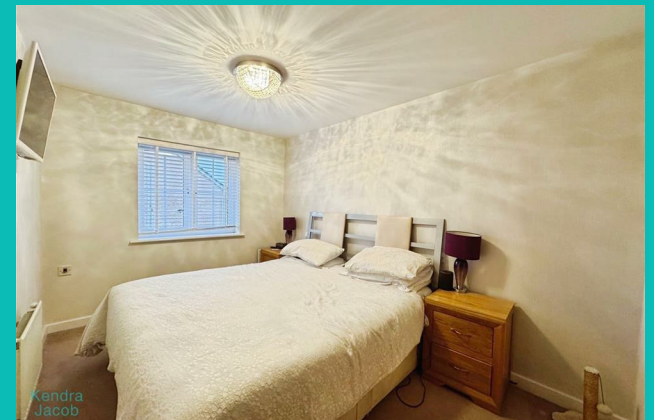
## FAMILY BATHROOM

The family bathroom is fitted with a modern white three-piece suite comprising a panelled bath with shower mixer tap, vanity wash hand basin and low-flush WC. Finished with part-tiled walls, tile-effect vinyl flooring, a central heating radiator, electric extractor fan and a rear-facing obscure uPVC double-glazed window.

## EXTERIOR

To the front of the property there is off-road parking for two vehicles and a pathway leading to a gated side access to the rear garden. The rear garden is attractively landscaped and designed for low maintenance, featuring a porcelain-paved patio seating area, lawn, garden shed, outside lighting and an external water tap—perfect for outdoor dining and relaxation.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

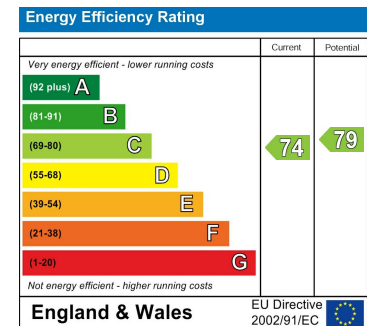
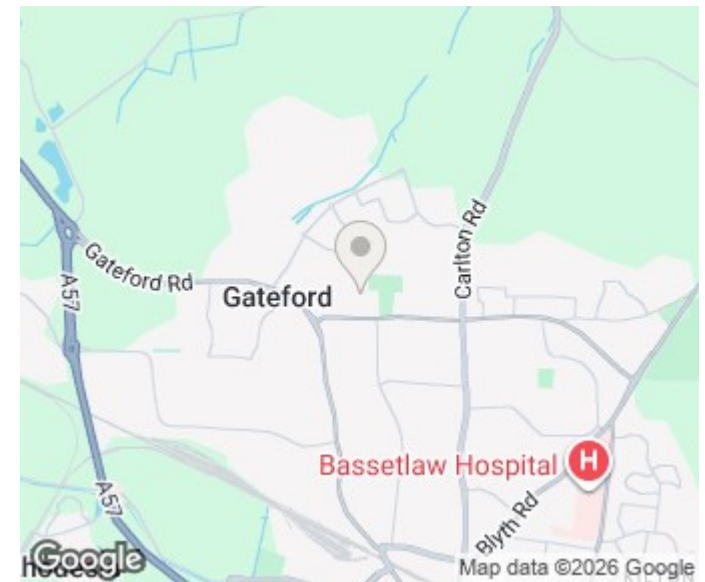
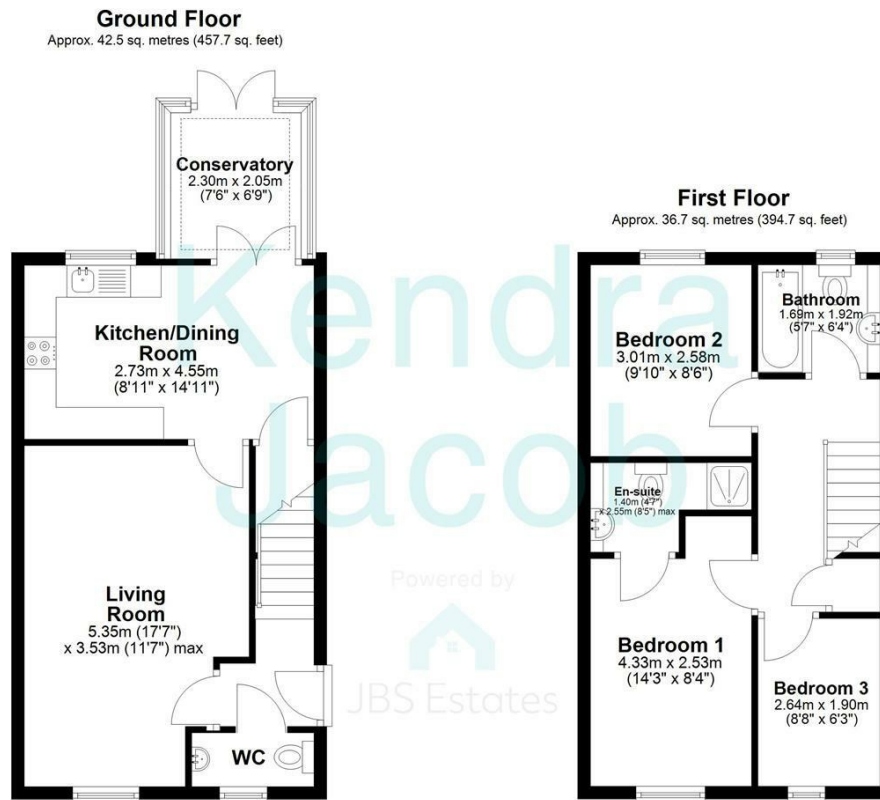
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 852.40 sq ft

**Tenure** – Leasehold





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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