





36 SAMIAN CLOSE

WORKSOP, S81 7FG

£195,000

LEASEHOLD

PRICE GUIDE £195,000- £200,000

A deceptively spacious and beautifully presented four-bedroom town house, ideally situated in a much sought-after location close to a wide range of local shops, schools and amenities, with excellent access to the A1 and M1 motorway links. The property offers well-proportioned and versatile accommodation arranged over three floors, making it an ideal family home. The ground floor comprises a welcoming entrance hallway, downstairs WC, spacious kitchen/diner and generous living room with French doors providing an excellent connection to the rear garden. To the first floor are three well-sized bedrooms and a modern family bathroom, while the impressive master bedroom occupies the second floor and benefits from a separate dressing area, useful storage and a contemporary en-suite shower room. Externally, the property features an attractive open-plan front garden, private driveway providing parking for two vehicles and a single garage with power and lighting. The enclosed rear garden has been designed for ease of maintenance, incorporating a paved patio, artificial lawn, external lighting and outdoor water tap, creating an ideal space for relaxing and entertaining.

Further benefits include gas central heating, double glazing and **NO UPPER CHAIN**, making this an excellent opportunity for buyers seeking a spacious family home in a convenient and highly desirable location.

Kendra Jacob

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• ***GUIDE PRICE £200,000 - £210,000*** • Deceptively spacious four-bedroom town house. • Situated in a much sought-after location. • Close to local shops, schools and amenities. • Excellent access to A1 and M1 motorway links. • Spacious three-storey family accommodation. • Master bedroom with dressing area and en-suite shower room. • Private driveway, single garage and attractive gardens. • Low-maintenance rear garden with paved patio and artificial lawn. • Offered for sale with NO UPPER CHAIN.





ENTRANCE HALLWAY

A welcoming entrance hallway accessed via a front-facing composite entrance door. The hallway features coving to the ceiling, a central heating radiator and a staircase rising to the first and second-floor landings. Doors provide access to the kitchen/diner, living room and downstairs WC.

DOWNSTAIRS WC

A modern white suite comprising a low-level flush WC and a wash hand basin with tiled splashback. Further features include a tiled floor, central heating radiator and electric extractor fan.

KITCHEN DINER

A spacious and well-appointed kitchen/diner fitted with a comprehensive range of wall and base units, complemented by contrasting work surfaces incorporating a stainless-steel sink unit with mixer tap. Integrated appliances include an electric oven, gas hob with electric extractor fan and dishwasher, with space provided for a freestanding washing machine and fridge/freezer.

The room benefits from partly tiled walls, tiled flooring, ceiling downlighting, a central heating radiator and a front-facing UPVC double-glazed square bay window, creating a bright and sociable space for both everyday dining and entertaining.

LIVING ROOM

A generous and beautifully proportioned living room enjoying an excellent connection to the rear garden via rear-facing UPVC double-glazed French doors and windows. The room provides ample space for a range of furniture and features two central heating radiators, a useful storage cupboard and ceiling downlighting.

A particular focal point is the attractive feature fire surround with pebbled-effect electric fire, creating a warm and inviting centrepiece to the room.

FIRST FLOOR LANDING

The spacious first-floor landing features a spindle balustrade and staircase rising to the second floor, along with a useful cylinder cupboard and central heating radiator. Doors provide access to three bedrooms and the family bathroom.

BEDROOM TWO

A spacious double bedroom with a front-facing UPVC double-glazed window and central heating radiator. The room offers generous proportions with plenty of space for freestanding bedroom furniture.

BEDROOM THREE

Another well-proportioned double bedroom enjoying a rear-facing UPVC double-glazed window and central heating radiator, with ample space for freestanding furniture.

FAMILY BATHROOM

A well-appointed three-piece white suite comprising a panelled bath, vanity unit with wash hand basin and low-level flush WC. The bathroom features part-tiled walls, tiled flooring, chrome heated towel radiator, ceiling downlighting and electric extractor fan.

A rear-facing obscure UPVC double-glazed window provides natural light while maintaining privacy.

MASTER BEDROOM

A superbly spacious master bedroom featuring a front-facing UPVC double-glazed window, central heating radiator and a large over-stairs storage cupboard. An attractive archway leads through to a separate dressing area, which benefits from a Velux window, central heating radiator and door providing access to the en-suite shower room.

EN-SUITE SHOWER ROOM

A contemporary three-piece white suite comprising a walk-in shower enclosure with mains-fed shower, vanity unit with wash basin and low-level flush WC. The room is finished with tiled splashbacks, tiled flooring, chrome heated towel radiator, ceiling downlighting and an electric extractor fan.

A rear-facing Velux window provides additional natural light and ventilation.

EXTERIOR

To the front of the property is an attractive open-plan garden together with a private driveway providing parking for two vehicles. The driveway leads to a single garage, which is fitted with an up-and-over door and benefits from both power and lighting. Gated access leads through to the rear garden.

The rear garden has been thoughtfully designed for ease of maintenance and offers a generous paved patio seating area, artificial lawn, external lighting and an outdoor water tap, providing an ideal space for relaxing and entertaining.

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Kendra
Jacob







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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band C

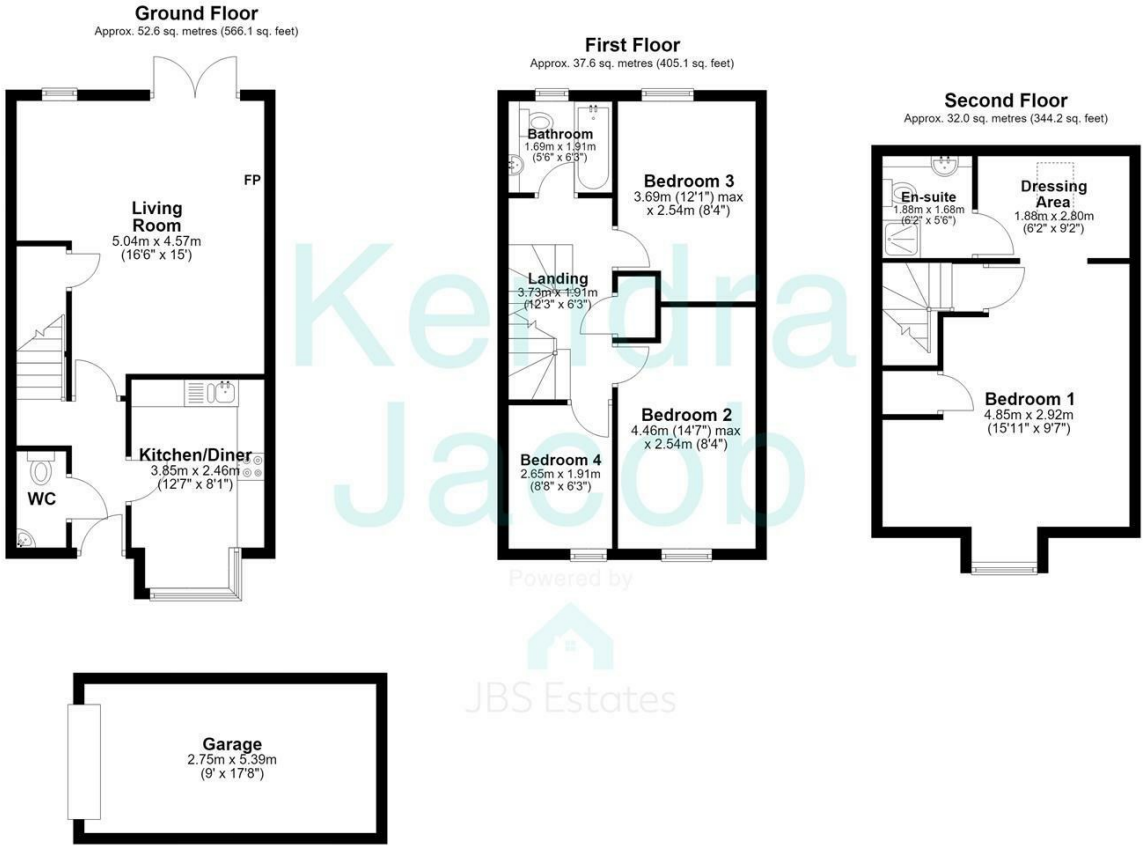
Viewings – By Appointment Only

Floor Area – 1315.50 sq ft

Tenure – Leasehold

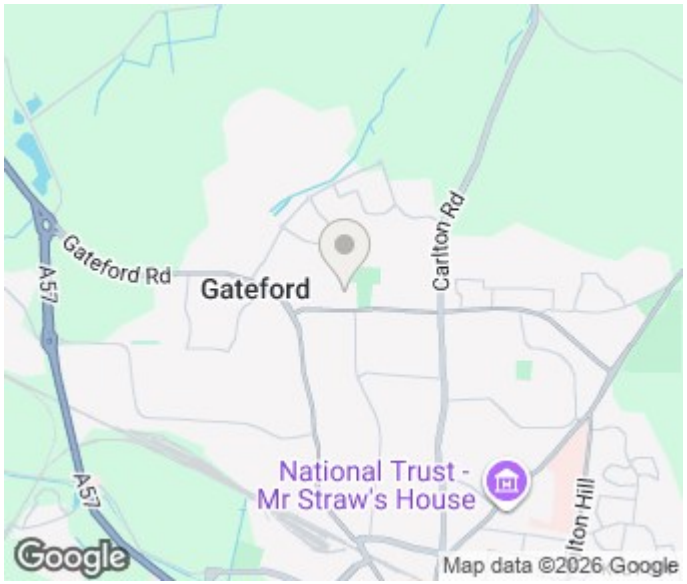


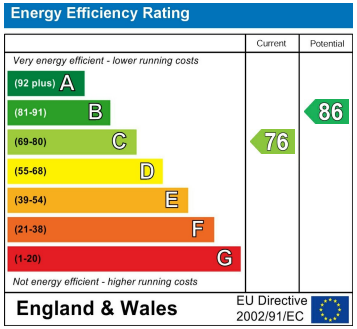




Total area: approx. 122.2 sq. metres (1315.5 sq. feet)

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.





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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