

## 4 Silverwood Grove, Finningley



**£500,000**

An exceptional four bedroom detached home set within an exclusive development of just seven executive properties in a wonderful location in the highly regarded village of Finningley.

This impressive property benefits from generous and beautifully presented rooms throughout along with impeccable landscaped gardens, garage and off road parking which briefly comprises of;

Reception hall, Sitting room, Breakfast kitchen with open plan dining sitting room, boot room with access to Utility and Cloakroom, First floor landing, Large main bedroom with ensuite, three further bedrooms, family bathroom.

This beautifully appointed property offers outstanding living space, thoughtfully designed to meet the needs of modern family living while exuding quality and style throughout,

The heart of the home is a stunning open-plan breakfast kitchen family room with a host of built in appliances and French doors opening to the landscaped rear garden-perfect for entertaining or relaxed family living, To the side of the kitchen is a useful boot room that gives access to the utility room and guest cloakroom. The ground floor also enjoys a great sized sitting room with a pleasant outlook to the front aspect,

Upstairs boasts a generous main bedroom with a stylish ensuite shower room and three further bedrooms are served by an immaculate four piece family bathroom.

To the front and side of the property are stunning lawn gardens with a fabulous arrangement of carefully chosen shrubs and flowers to the borders, there is also a decorative block paved driveway offering ample parking and access to the detached garage which has power and lighting.

The showstopper rear garden simply must be viewed, fully enclosed and will benefit from plenty of sunshine throughout the summer months, This tranquil outdoor space is a perfect place to unwind and enjoys various landscaped seating areas tailored to impress your guests, having a creative arrangement of high quality trees, shrubs, flowers and wild grasses, designed with relatively low maintenance in mind, complete with garden shed, access side gate and countryside walks on your doorstep.



#### RECEPTION HALL AND STAIRS

13' 9" x 7' 5" (4.19m x 2.26m)



**SITTING ROOM**

18' 4" x 14' 12" (5.59m x 4.57m)



**SITTING ROOM**



**KITCHEN**

18' 7" x 9' 9" (5.66m x 2.97m)



**KITCHEN**



**DINING FAMILY ROOM**

15' 9" x 12' 5" (4.8m x 3.78m)



**DINING FAMILY ROOM**



**UTILITY ROOM**

6' 1" x 5' 7" (1.85m x 1.7m)



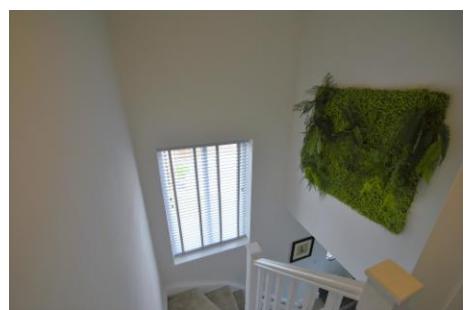
**BOOT ROOM**



**CLOAKROOM**



**FIRST FLOOR LANDING**



**MAIN BEDROOM**



**MAIN BEDROOM**



**ENSUITE**

6' 8" x 6' 9 MAXIMUM" (2.03m x 2.06m)

**BEDROOM 2**

9' 11" x 14' 4 REDUCING TO 10`5" (3.02m x 4.37m)



**BEDROOM 2**



**BEDROOM 3**

10' 9" x 10' 4" (3.28m x 3.15m)



**BEDROOM 4**

9' 3" x 7' 7" (2.82m x 2.31m)



**FAMILY ROOM**

9' 8" x 9' 6 MAXIMUM" (2.95m x 2.9m)



**GARDEN**



**GARDEN**



**GARDEN**



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**GARDEN**



## ENTRANCE DRIVE



DATED - 27/06/2025

## DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

## OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

**LOCATION MAP**

## ENERGY PERFORMANCE GRAPHS

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## FLOOR PLAN

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.