



48 Grange Road, Newcastle Upon Tyne, NE4 9LD

Offers Over £295,000

Hive Estates presents to the market this beautifully renovated classic 1930s home, blending timeless period features with modern style and functionality. With a converted garage, show-stopping kitchen diner, and thoughtfully reimagined spaces throughout, this property is a perfect example of a classic modern home.

Upon entry, you're welcomed into a spacious porch—ideal for storing coats and shoes. The entrance hallway offers generous under-stairs storage, adding to the home's practicality. Throughout the property, original internal doors have been retained, adding charm and character that reflects the home's heritage.

The front lounge is a bright and inviting space, featuring a large bay window that floods the room with natural light. A striking bricked chimney breast, complemented by royal blue paintwork, serves as a stunning focal point, while wood-look laminate flooring runs throughout the ground floor for a cohesive feel.

At the heart of the home is the impressive kitchen diner, designed for both daily living and entertaining. It features matte black cabinetry, a wood-effect main worktop, and a large kitchen island topped with a grey marble-look surface. Integrated appliances include oven, microwave, fridge freezer, dishwasher, and electric hob. The dining area boasts additional cabinetry cleverly used as a bar, with patio doors opening out to the sunlit rear garden—perfect for hosting.

Beyond the kitchen is a spacious utility room with even more storage and space for both a washer and dryer.

The converted garage now serves as a second lounge—a cosy and stylish retreat ideal for guests or as a snug. This space also provides access to the rear patio and includes a convenient downstairs WC with basin.

Upstairs, the master bedroom is a calm and neutral space with large windows, a grey carpet, and built-in wardrobes offering ample storage. The second bedroom continues the neutral theme with a playful pop of colour, large windows, and a double built-in wardrobe. The third bedroom, currently used as a home office, features rich chocolate brown décor, feature panelling, and eye-catching herringbone flooring—versatile enough to function as a bedroom or workspace.

The modern family bathroom is finished with floor-to-ceiling marble-effect tiling, a painted feature ceiling, stylish black fittings, shower over bath, WC, and basin.

Externally, the front of the property offers a double driveway with an electric car charging point and additional on-street parking. The rear garden is a lovely outdoor space with both patio and lawn areas, catching plenty of sunlight throughout the day. There's also an outdoor storage shed for added convenience.

Situated in the ever-popular area of Fenham, this home is in an excellent catchment area for a range of highly regarded schools, offers fantastic transport links, and is close to a wide array of local amenities making it a superb choice for families and professionals alike.

Second Lounge 20'4" x 7'0" (6.20 x 2.15)

Utility 4'11" x 6'6" (1.50 x 2.00)

Bedroom 1 14'5" x 11'3" (4.40 x 3.45)

Bedroom 2 13'1" x 11'3" (4.00 x 3.45)

Bedroom 3 8'2" x 8'6" (2.50 x 2.60)

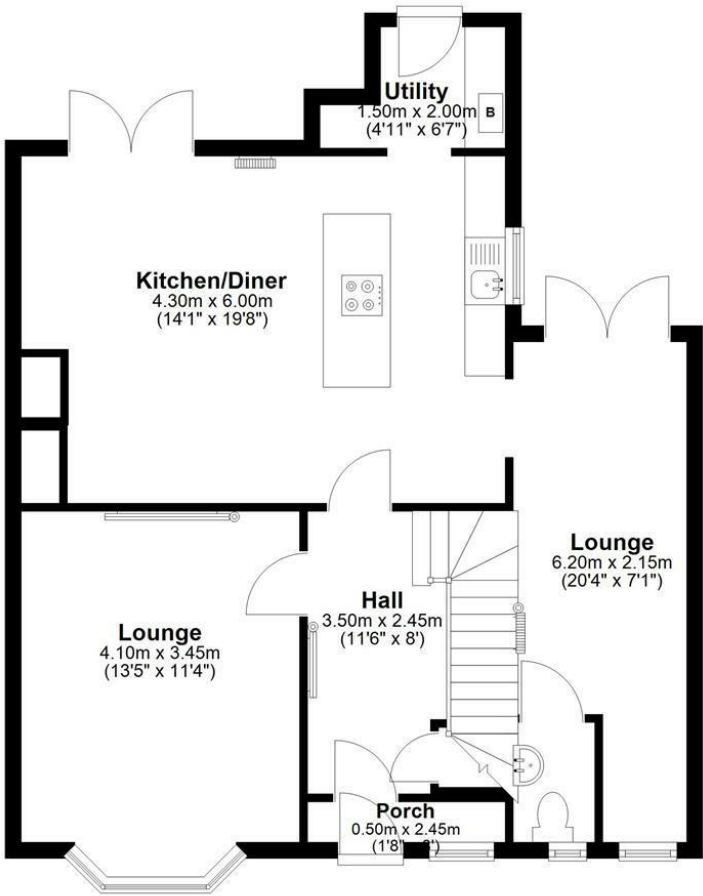
Bathroom 9'10" x 4'7" (3.00 x 1.40)

Kitchen/Diner 14'1" x 19'8" (4.30 x 6.00)

Lounge 13'5" x 11'3" (4.10 x 3.45)

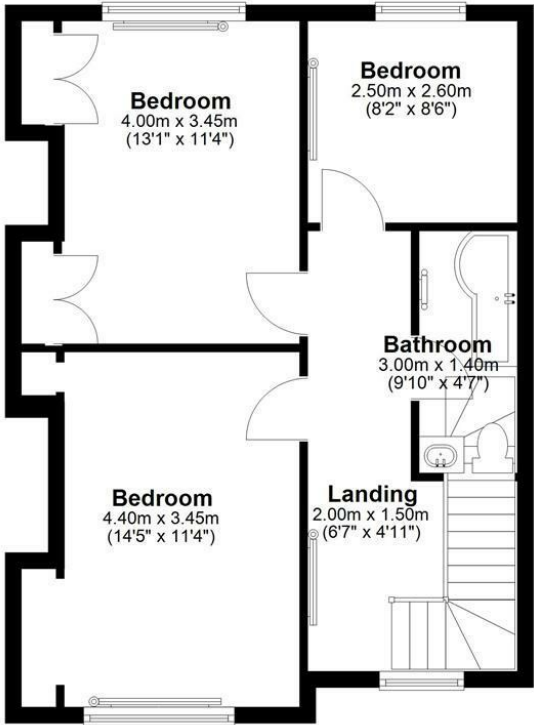
Ground Floor

Approx. 68.1 sq. metres (733.3 sq. feet)



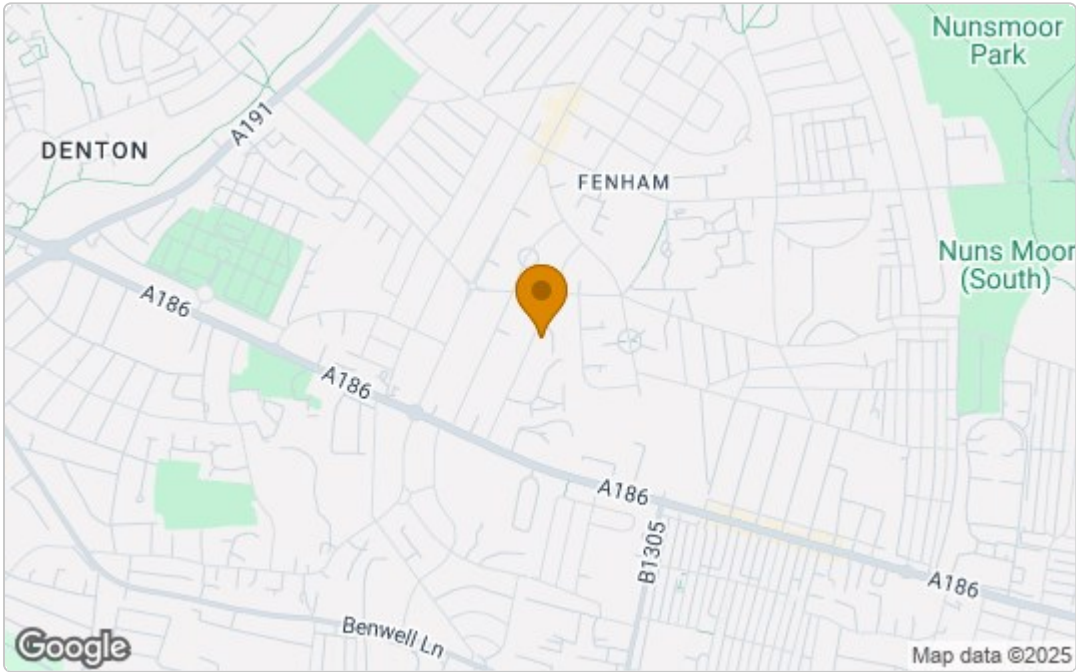
First Floor

Approx. 49.9 sq. metres (537.3 sq. feet)

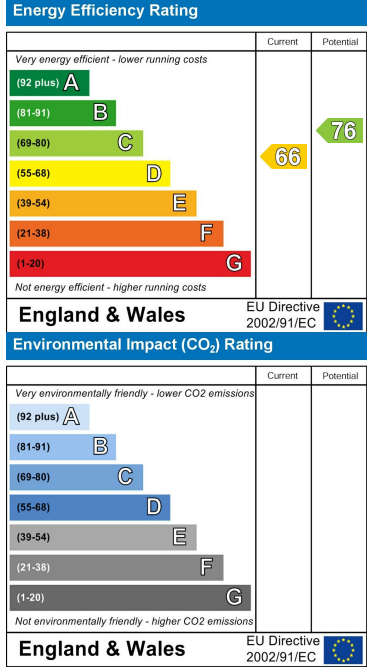


Total area: approx. 118.0 sq. metres (1270.6 sq. feet)

Area Map



Energy Efficiency Graph



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