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GRANGE ROAD, FENHAM, NE4

Offers Over £385,000

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Stylish & Immaculately Presented Period Semi-Detached Family Home Boasting Close to 2,500 Sq ft of Internal Living Space, with an Exceptional and Extended Open Plan Kitchen/Dining & Family Space, Beautiful Lounge, Four Good Sized Bedrooms, Including a Second Floor Suite with En-Suite, Re-Fitted Family Bathroom, Off Street Parking & Garage, with Delightful Landscaped Rear Gardens.

This excellent and extended semi-detached family home is ideally located on the desirable Grange Road, Fenham. Grange Road, which is tucked just off from Cedar Road and the West Road, is perfectly placed to provide immediate access to the local shops, schooling and amenities.

The property is well placed for access to Newcastle City Centre and surrounding areas, with excellent transport links supporting both commuting and family life. The established residential setting and proximity to the amenities of Fenham make this a highly appealing location for a variety of buyers.

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The internal accommodation comprises: Wide entrance hall with cloak storage and stairs to the first floor. To the left is a stylish sitting room with a large walk-in bay window and period fireplace. To the rear, the property opens into an exceptional extended open-plan kitchen, dining and family space, featuring a bespoke handmade kitchen with stone work surfaces, integrated appliances and a freestanding range cooker. The space benefits from a vaulted ceiling and doors opening onto the rear terrace and gardens, while a hidden door leads to a useful utility room and pantry, with access to a ground-floor WC and integral garage.

The first floor provides three well-proportioned bedrooms and a beautifully appointed four-piece family bathroom, while further stairs lead to the extended second floor. Here, the fourth double bedroom benefits from four Velux roof lights, useful storage and an en-suite shower room.

Externally, the property benefits from a gated block-paved driveway providing off-street parking for two to three vehicles, together with wrought-iron entrance gates and access to the integral garage. To the rear is a delightful and extensive mature garden with an elevated paved entertaining terrace, mature borders, fencing and a central apple tree.

Well presented throughout, this excellent semi-detached family home simply demands an early inspection and early viewings are deemed essential.



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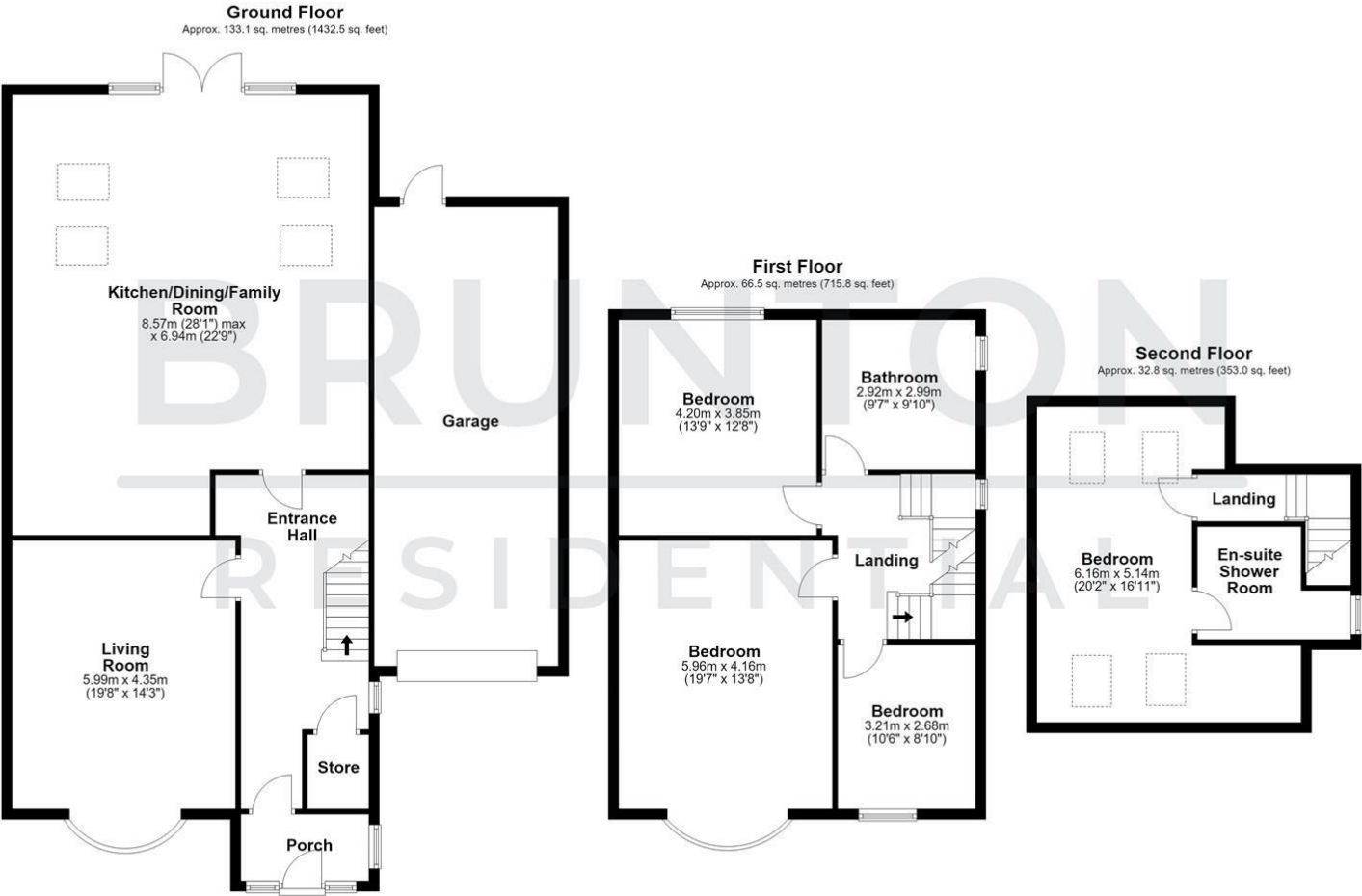
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : D



Total area: approx. 232.4 sq. metres (2501.3 sq. feet)

