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## Hamilton House Beacon Road, Newquay TR8 5DN

**£315,000**

AN EXCEPTIONAL AND BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME WITH A BRAND NEW LUXURY FITTED KITCHEN LOCATED IN A CONVENIENT VILLAGE LOCATION, CLOSE TO THE A30 WITH A GOOD SIZE GARDEN AND SPACIOUS ACCOMMODATION OVER THREE FLOORS.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 1

### FEATURES:

- FOUR BEDROOM SEMI DETACHED HOUSE
- EXCEPTIONAL CONDITION THROUGHOUT
- BRAND NEW, LUXURY FITTED KITCHEN WITH A HOT TAP FITTED DEC 2023
- NEWLY FITTED LOG BURNER
- OPEN PLAN LIVING
- SPACIOUS ACCOMMODATION
- CONVENIENT VILLAGE LOCATION
- SUMMER HOUSE ADDED IN OCTOBER 2023
- NEAT, LOW MAINTENANCE REAR GARDEN
- MAINS SERVICES: ELECTRIC, WATER AND DRAINAGE

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## DESCRIPTION:

Summercourt is a mid County village just a few minutes from the A30 affording easy access to the neighbouring towns of St Austell, Truro and Bodmin. The beautiful beaches and vibrant town of Newquay are about 20 minutes drive away where you will find a range of shops, cafes, bars and some of the most spectacular coastline on the north coast of Cornwall.

Within this village there is a convenience store and post office, a nursery and a Primary School. There are two pubs, The London Inn and the award winning Fox's Revenge which is a culinary delight serving locally sourced food for the whole family.

This gorgeous home is presented to the highest standard, in recent years it has been completely transformed and the layout works perfectly for 21st century life, many of the original features remain retaining the character and charm of this gorgeous home which, in our opinion, is the perfect mix of old and new.

A hallway with an original tiled floor and stairs to the first floor guides you into this property. On the left, a door opens into the open plan lounge diner which has oak flooring and a newly fitted log burner. An attractive bay window in the lounge area lets in a huge amount of natural light. This whole area flows beautifully with ample space for relaxing, entertaining, cooking and dining. At the other end of this space the kitchen which has just been replaced offers a superb range of luxury shaker style units with an integrated fridge freezer, oven, microwave, washing machine, dish washer and QUOOKER hot tap, complimented by composite work tops and under floor heating. There's also a door to the rear garden from the kitchen.

Three of the bedrooms can be found on the first floor where there are two doubles and a single. The smallest of the three is currently used as a walk in wardrobe but will fit a single bed. Also, on the first floor is the exquisite bathroom which has the feel of a luxury hotel! This high quality suite includes a freestanding bath and double shower. Within the bathroom is a cupboard housing the hot water tank.

A further flight of stairs guide you up to the main bedroom which occupies the whole of this floor. This room is filled with natural light with vellum windows at the front and a window at the rear over looking the garden and countryside beyond. There is plenty of eaves storage.

This property has Upvc double glazed windows and modern, efficient electric heaters. with the luxury of under floor heating in the kitchen.

Externally, this property offers much more than you would expect. The garden at the rear is a great size and laid mainly to lawn with a sun terrace created to make the most of the afternoon and evening sun. It backs on to a farmer's field and there are lovely rural views beyond. There's a newly installed dummer house, a garden shed and a wood store with some beautifully planted raised beds. This property does not have allocated parking but there is ample parking available on the road directly outside the house.

In summary, it is often difficult to combine modern styling and traditional features whilst trying to create a functional home but this property offers just that! It is 'turn key' ready and somewhere many buyers will be proud to call 'home'.

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Lounge Area  
3.51m x 2.82m (11'6 x 9'3)

Dining Room  
4.98m x 3.76m (16'4 x 12'4)

Kitchen  
3.40m x 2.54m (11'2 x 8'4)

Bedroom 2  
3.43m x 2.95m (11'3 x 9'8)

Bedroom 3  
3.58m x 3.12m (11'9 x 10'3)

Bathroom

Bedroom 1 (2nd floor)  
4.80m x 3.89m (15'9 x 12'9)

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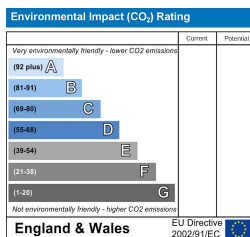
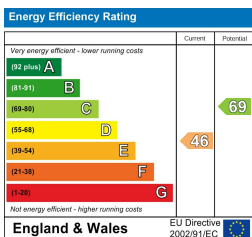
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FLOORPLAN:



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