



4 Brightwell Walk

Irthlingborough, Northants NN9 5PJ



**Simpson & Partners**





Executive detached family home on a private road in a quiet cul-de-sac location. This stunning substantial detached residence is situated in the heart of the town of Irthlingborough with countryside walks on your door step and a short distance to all amenities in the town. Boasting four bedrooms with large family bathroom and open plan kitchen/living to the ground floor. Further benefits include ample off road parking to the front leading to a double integral garage and larger than average rear garden offering a private aspect. Enter the property into the spacious hallway with tiled flooring, and exposed brickwork and stairs rising to the first floor, doors to: cloakroom, dual aspect living room with feature fireplace and double doors leading out to a conservatory set to the rear having views over the rear garden, bifold doors and glass roof bringing the outside in. Open plan kitchen/dining room is fitted with ample storage and integrated dishwasher, breakfast bar area, tiled flooring and space for range cooker with extractor fitted over, door to useful utility room with space and plumbing for white goods and American fridge/freezer, door to rear garden. To the first floor is a spacious galleried landing with study area - ideal if you work from home, doors to four bedrooms with the master affording built in storage and en-suite facilities. The en-suite shower room is fully tiled and fitted with corner shower cubicle, vanity storage housing the sink, wc and bidet. Three further good sized bedrooms served by a large family bathroom fitted with corner bath, tiled shower cubicle, wc and built in storage housing wash hand basin. Viewing is highly recommended to appreciate the location and interior of this executive home.

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🚿 2

🚗 2

Price £528,500







Externally the property is approached via large block paved driveway providing ample off road parking and leading to integral double garage. Lawn area with shrub borders and covered open porch leads to the front door. Further lawn area to the front with large trees giving an exclusive feel. The rear garden is a particular feature of the property having private aspect, patio areas with raised beds, large lawn and mature planting surrounding, timber summer house and timber shed.







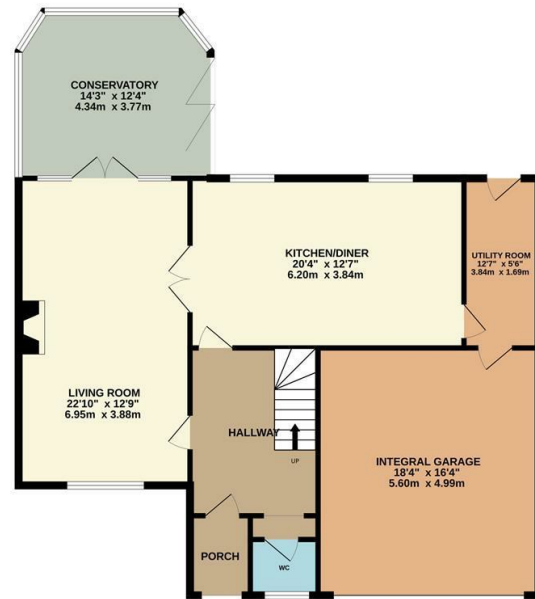
Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river walks. Good road links to A45/A6 leading to M1/M6.







GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR  
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 2346 sq.ft. (218.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	67	80
	EU Directive 2002/91/EC	





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01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ