



Total area: approx. 187.1 sq. metres (2014.2 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

**Brightwell Walk, Irthlingborough NN9 5PJ**  
**Freehold Price £550,000**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
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**Rarely available is this individually designed executive four bed roomed detached property featuring over 2000 square feet of accommodation with a generous sized plot and beautiful countryside views. Further benefits include a refitted kitchen with integrated appliances, replacement uPVC double glazing, gas radiator central heating, modern sanitary ware and offers off road parking for numerous cars, an oversized double garage measuring 24ft in width and four double bedrooms. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen./breakfast room, utility room, landing, four bedrooms with en suite shower room to master, front, side and rear gardens, oversized double garage and a driveway.**

Entry via composite part glazed front door through to:

**Entrance Hall**

Stairs rising to first floor landing, LVT vinyl flooring, two radiators, cloak hanging space, coving to ceiling, courtesy door to garage, through doors to:

**Cloakroom**

Two piece suite comprising low flush W.C, vanity sink with cupboard under, tiled splash backs, radiator, LVT vinyl flooring, window to side aspect.

**Lounge**

19' 9" x 13' 4" (6.02m x 4.06m)

Window to front aspect, radiator, wood burner and timber mantel over, raised hearth, french door with side screens to rear aspect, TV point, coving to ceiling, wall light points, glazed double doors through to:

**Dining Room**

11' 7" x 11' 2" (3.53m x 3.4m)

Window to rear aspect, radiator, coving to ceiling, door through to:

**Kitchen/Breakfast Room**

14' 0" x 11' 1" (4.27m x 3.38m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise one and a half bowl composite single drainer sink unit with cupboard under and chrome mixer tap over, a range of eye and base level units providing work surfaces, a range of built in appliances comprising double stainless steel ovens, five ring gas hob, extractor fan over, pull out bin storage, larder unit, island with pan drawers, radiator, LVT vinyl flooring, spotlights to ceiling, window to rear aspect, display cabinet, breakfast bar, door through to:

**Utility Room**

10' 8" x 8' 4" (3.25m x 2.54m)

Refitted to comprise composite single drainer sink unit with mixer tap over, and cupboard under, further range of base level units with work surfaces, American fridge/freezer space, wine rack, larder unit, plumbing for washing machine, space for dishwasher, LVT vinyl flooring, window and door to side access, wall mounted gas boiler serving domestic hot water and central heating systems, chrome towel rail.



**Study**

9' 1" x 10' 8" narrowing to 8' 8" (2.77m x 3.25m)

Window to side aspect, radiator, telephone point, coving to ceiling

**First Floor Landing**

Window to front aspect, radiator, coving to ceiling, loft access, airing cupboard via double doors housing water cylinder with wooden shelving, doors through to:

**Bedroom One**

20' 0" narrowing to 14' 2" x 13' 3" (6.1m x 4.04m)

Window to rear aspect, radiator, views over fields to rear, coving to ceiling, fitted dressing table, further window to front, door through to:

**Ensuite Bathroom**

Comprising pedestal hand wash basin, low flush W.C, corner bath with wall panelling to splash areas and shower over, shaver point, window to front aspect, coving to ceiling, chrome towel rail.

**Bedroom Two**

16' 9" x 13' 4" (5.11m x 4.06m)

Window to front aspect, radiator.

**Bedroom Three**

13' 9" x 11' 1" (4.19m x 3.38m)

Window to rear aspect, radiator.

**Bedroom Four**

11' 8" x 11' 1" (3.56m x 3.38m)

Window to rear aspect, radiator.

**Family Bathroom**

Fitted to comprise low flush W.C, pedestal hand wash basin, panelled bath with shower attachment and wall panelling to splash areas, shaver point, corner shower cubicle, window to side aspect, towel rail.

**Outside**

Front - Garden is mainly laid to lawn with central flower bed and mature trees, driveway providing off-road parking for numerous cars leading to:

Oversized Double Garage - With two up and over doors, measuring 24' 0" in width and 16' 9" in depth, power and light connected, window to side and further door to garden.



To the side - A generous play area laid with bark chippings with mature trees, enclosed by wooden panelled fencing, gated side pedestrian access.

Rear - Garden comprises raised wooden deck with balustrade and water tap, countryside views to the rear, garden is mainly lawned and multi level, stocked with numerous bushes and mature tree, further paved patio with pergola and vine, brick barbeque, gated pedestrian side access, garden is mainly enclosed by wooden panelled fencing and hedgerow. Garden measures approx 79ft in width.

**Material Information**

The tenure of this property is freehold.

**Energy Performance Rating**

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band F (£3,516 per annum. Charges for 2025/2026).

**Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

**Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

**Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.



**Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

**General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

**Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

