

46 Sapphire Street  
Irthlingborough  
NN9 5GX

Offers over £250,000



OSCAR JAMES

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# WHAT'S GREAT?

Occupying one of the most desirable plots within this modern development, overlooking attractive green space and enjoying a peaceful, private setting. Irthlingborough Lakes and Meadows Nature Reserve is within walking distance, while scenic footpaths and trails provides easy access to both Rushden Lakes and Stanwick Lakes, offering beautiful countryside walks and wildlife right on your doorstep.

Situated on the outskirts of Irthlingborough and built by Davidsons Homes in 2021, this immaculately presented property is an ideal first-time purchase or downsizing opportunity.

What truly sets this home apart is its rare position within the development. Tucked away along a private road serving just two properties, it benefits from an unusually generous frontage, additional parking, and far greater privacy than typically found with comparable two-bedroom homes. Unlike many neighbouring properties that offer tandem parking, this home enjoys not only additional parking but also a much better side by side layout alongside attractive open views across the surrounding green space.

The accommodation comprises a lounge to the front and a spacious kitchen/diner to the rear. French doors, complemented by full-height windows, open onto the garden and flood the space with natural light, creating a bright and airy room. The ground floor is completed by a cloakroom and useful understairs storage.

Upstairs, there are two generous double bedrooms and a modern family bathroom.

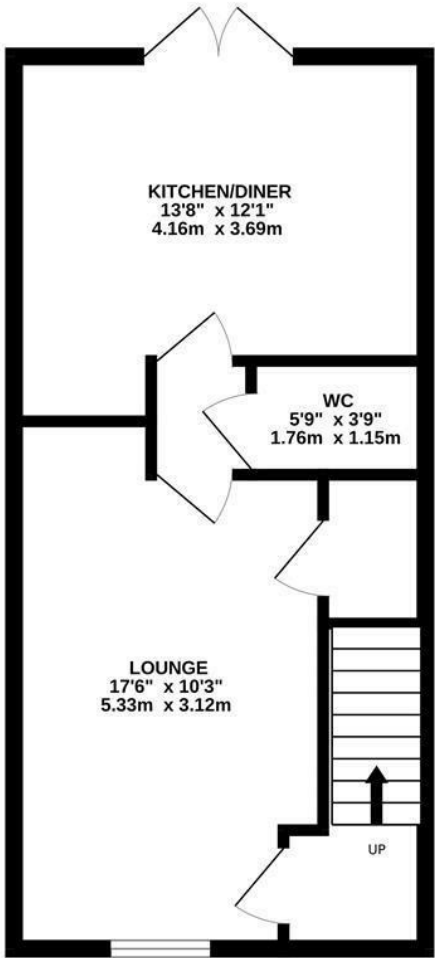
Outside, the landscaped rear garden features a lawn and patio seating area.

The current owners are highly motivated, having already found their next dream home, making this a fantastic opportunity for buyers seeking a smooth move into a beautifully presented property in a convenient location.

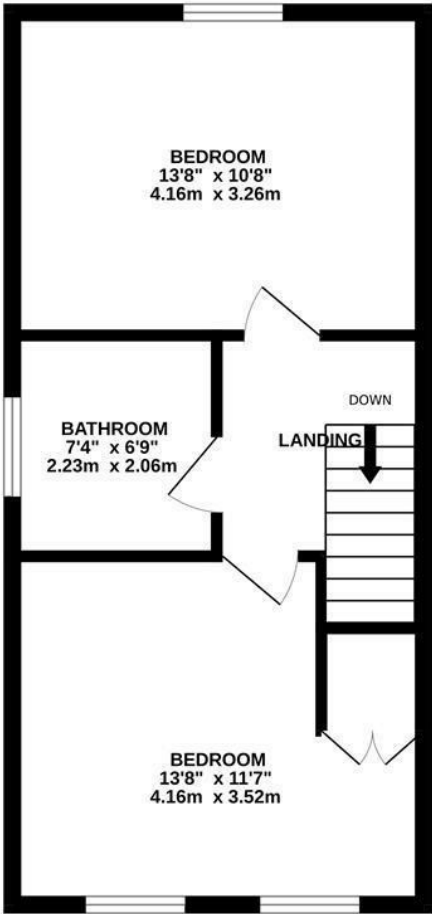
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# Floor Plan

GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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## AT A GLANCE...



Modern living throughout



Bright and airy kitchen/diner



Two generous double bedrooms



Cloakroom & family bathroom



Countryside views & walks on your doorstep alongside a landscaped rear garden



Driveway with three spaces





# SELLER'S SECRET

What we have loved most about this home is its unique position within the development. Being tucked away down a private road serving just two properties give all round seclusion but the additional parking was a huge bonus for us!



## Why we like it....

This is undoubtedly one of the standout two-bedroom homes within the development. The combination of its enviable plot position, additional parking, green space outlook and private setting makes it a rare opportunity.

# OSCAR JAMES

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To buy or not to buy....

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