

15 Brightwell Walk
Irthlingborough
NN9 5PJ

Offers in excess of £500,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

With stunning countryside views stretching for miles, this exceptional family home is beautifully positioned on the edge of Irthlingborough on the Pine Trees Estate. Occupying a generous corner plot at the end of Brightwell Walk, the property boasts outstanding kerb appeal, extensive wrap-around gardens & over 2,000 sq.ft of spacious accommodation. A truly individual home in an idyllic setting, it also benefits from an oversized double garage, three reception rooms & four impressive double bedrooms.

The welcoming entrance hall provides access to all ground-floor accommodation. The superb dual-aspect lounge spans the full depth of the property, creating the perfect family space, complete with a log burner. This flows into the dining room & onward to the refitted kitchen/breakfast room, featuring a central island ideal for casual dining & entertaining.

Complementing the kitchen is an exceptionally spacious utility room, offering further storage, appliance space & excellent practicality for modern family life as a laundry room. A separate study & cloakroom complete the ground floor.

Upstairs, the property continues to impress with four generously sized double bedrooms. The master bedroom enjoys its own ensuite bathroom with the luxury of a corner bath, while the family bathroom is fitted with a four-piece suite.

Externally, the home sits on a substantial wrap-around plot with beautiful gardens designed to maximise the gorgeous countryside outlook. A raised decking area provides the perfect place to relax and enjoy the surrounding views. The gardens are wonderfully established with lawn, mature trees & shrubs. To the side, a low-maintenance barked garden offers an ideal children's play area.

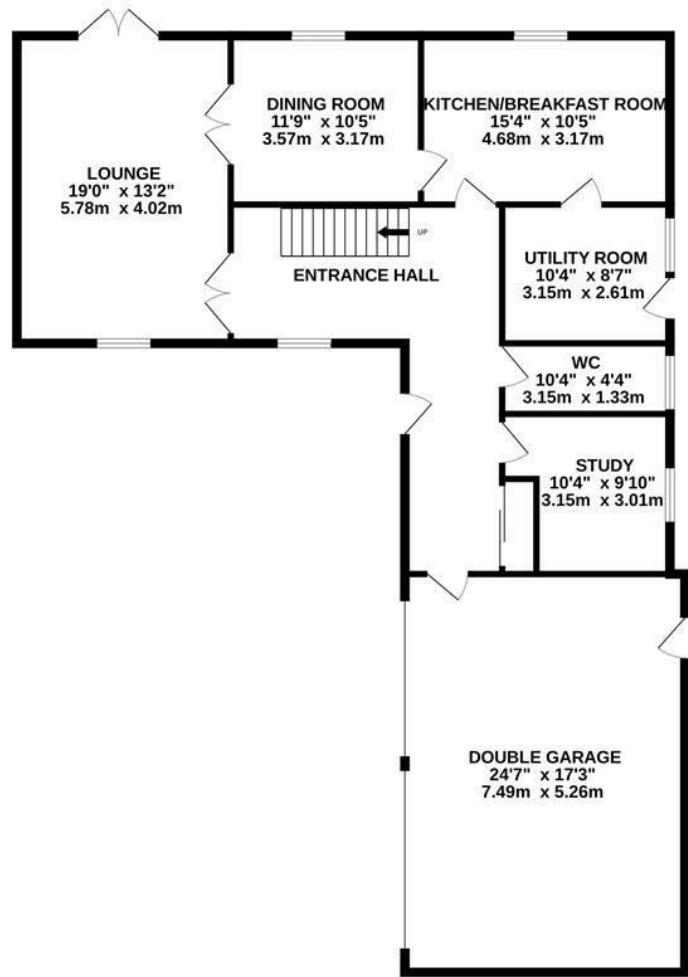
To the front, there is ample off-road parking alongside access to the remarkably spacious double garage.

Within convenient walking distance to Rushden Lakes via the scenic Irthlingborough Lakes and Meadow nature routes. This unique home offers exceptional space & potential.

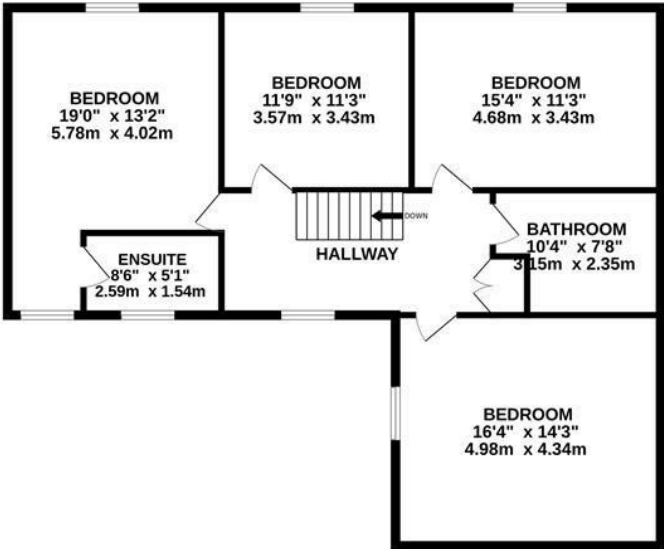
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Floor Plan

GROUND FLOOR
1419 sq.ft. (131.9 sq.m.) approx.



1ST FLOOR
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 2415 sq.ft. (224.4 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...



Spacious accommodation
throughout



Refitted kitchen with large utility
room



Four impressive double bedrooms



Family bathroom, ensuite &
cloakroom



Sweeping countryside views



Off road parking & Larger than
average double garage





SELLER'S SECRET

The countryside setting is truly special, the views from the garden are what sold this house to us. The spacious layout works perfectly for family life, especially the large lounge with the cosy log burner. Walking to Rushden Lakes through the scenic nature routes is one of our favourite things about the location.



Why we like it....

We were taken back by the drive down to the home upon arrival the road has such a lovely feel. The corner plot is a huge selling point for us, giving the property such a spacious setting and fantastic wrap-around gardens. The amount of space inside genuinely blew us away, with large rooms throughout that work perfectly for family life. We also love how versatile the layout is, with plenty of flexibility for modern living and still so much further potential to make it your own over time.

To buy or not to buy....

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