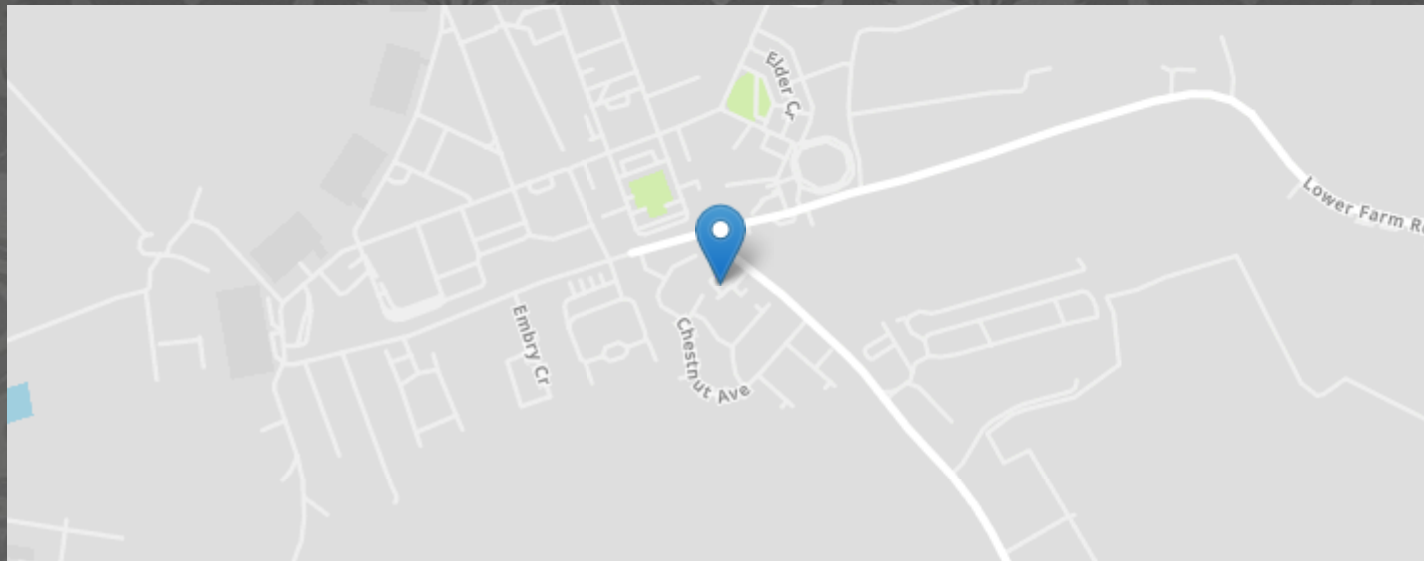


Releet Close, Great Bricett, Ipswich



- 75% SHARED OWNERSHIP
- TWO ALLOCATED PARKING SPACES
- SET IN A QUIET CUL-DE-SAC-STYLE POSITION
- PERFECT HOME FOR BUYERS WANTING MODERN VILLAGE LIVING WITH ROOM TO GROW
- DOWNSTAIRS WC AND FAMILY BATHROOM UPSTAIRS
- NO ONWARD CHAIN
- PRIVATE ENCLOSED REAR GARDEN
- SHORT DRIVE TO LOCAL AMENITIES, SHOPS, SCHOOLING AND MAJOR ROUTES
- POTENTIAL TO STAIRCASE TO 100%

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MARKS & MANN



Releet Close, Great Bricett, Ipswich

This well-presented three-bedroom semi-detached home offers an exciting opportunity to purchase a 75% SHARED OWNERSHIP property in the sought-after village of Great Bricett. Available with NO ONWARD CHAIN, the home provides generous room sizes throughout, including a full-width reception room, a well-proportioned kitchen, a practical downstairs WC, and three bright bedrooms and family bathroom upstairs. With neutral décor throughout, it is an excellent blank canvas for buyers wanting to update, personalise, or modernise over time. Outside, the property benefits from TWO ALLOCATED PARKING SPACES, a private rear garden with shed and patio. Quietly positioned within a tucked-away residential development, this home combines PEACEFUL VILLAGE LIVING with everyday convenience. Offering superb potential, flexible accommodation, and a secure long-term investment, it represents a fantastic opportunity for first-time buyers, young families, or anyone looking for an affordable route into homeownership.

£157,500 Guide Price

Ground Floor	Primary Bedroom
Hallway	14'7" x 9'11" (4.44m x 3.02m)
A spacious and welcoming entrance hall offering plenty of room for a console table, shoe storage, or a coat bench. This area could be elevated with modern flooring, wall panelling, or feature hooks to create a stylish and practical first impression. From here, stairs lead to the first floor and doors open into the kitchen and reception room.	A spacious primary bedroom with built-in wardrobes and two double glazed windows, filling the room with natural light. This is a wonderful space for creating a calming retreat — ideal for a king-size bed, dressing furniture, and personal touches. Buyers may choose to upgrade the carpet, repaint, or add statement lighting to elevate the room's feel. Excellent storage capacity makes this a standout feature.
Reception	Bedroom Two
16'11" x 14'6" (5.15m x 4.43m)	15'5" x 7'5" (4.69m x 2.27m)
A generous and bright full-width lounge/dining room spanning the rear of the home, with ample space for both a comfortable seating area and a dining table. This layout suits modern family living, entertaining, and working from home. Neutral décor makes it a blank canvas for buyers to personalise, perhaps with new flooring, soft furnishings, or feature walls.	A generous second bedroom with great proportions, suitable for a double bed, guest room setup, or children's bedroom. This room offers garden views and plenty of layout flexibility. With fresh flooring and décor, it can become a warm, inviting, and stylish space.
There is excellent potential to create seamless indoor-outdoor flow. Future buyers could consider installing French or bi-fold doors (subject to permissions) to open directly into the garden.	Bedroom Three
Kitchen	11'8" x 6'9" (3.55m x 2.07m)
10'11" x 8'3" (3.33m x 2.52m)	A versatile third bedroom ideal as a nursery, child's room, home office, or craft/hobby space. The long shape makes it well-suited for fitted storage or work-from-home desk setups. A perfect multi-purpose room for modern living.
A well-proportioned kitchen with a good amount of workspace and natural light, positioned at the front of the home. Its shape makes it ideal for a future redesign — whether buyers want to install fresh cabinetry, add open shelving, replace worktops, or opt for a more contemporary layout. There's enough room to introduce a small breakfast bar or coffee station, making this a sociable and functional cooking space.	Bathroom
Perfect for first-time buyers wanting a project they can enjoy developing over time.	7'5" x 6'8" (2.27m x 2.04m)
Cloakroom	A clean and functional bathroom fitted with a bath, overhead shower, WC, and washbasin. Grab rails add support and safety, and the frosted window provides natural light. This room has great future potential for a stylish makeover — think contemporary tiles, a rainfall shower, or a vanity unit to enhance both comfort and aesthetics.
7'2" x 4'2" (2.18m x 1.26m)	Outside
A practical downstairs cloakroom featuring a WC and washbasin. This space is ideal for guests and day-to-day convenience. Simple upgrades — such as new vinyl flooring, stylish mirrors, or modern taps — can instantly refresh the look without significant cost.	Parking; The property benefits from two allocated parking spaces. Front; The front position is set back and tucked away, offering a quiet approach to the entrance, with canopy style porch and outside light. Rear; A private and enclosed rear garden with a shed, patio area, lawn, and gated rear access. Perfect for pets, summer barbecues, children's play areas, or simple relaxation. This garden offers huge potential — buyers could add decking, raised planters, outdoor lighting, or even transform it into a low-maintenance entertaining space. The side passage provides handy access for bins, bikes, or gardening equipment.
First Floor	Location
Landing	Situated in the popular Mid Suffolk village of Great Bricett, the property enjoys a
A bright landing area connecting all bedrooms and the family bathroom. There is built-in storage plus loft access, offering further space for seasonal items.	



peaceful setting surrounded by countryside, while still being well connected to nearby amenities. The village offers a friendly community feel, with local footpaths, green spaces, and easy access to transport links. Just a short drive brings you to the surrounding towns of Needham Market, Stowmarket, and Hadleigh, each offering shops, cafés, supermarkets, and local services. The A14 and A140 are also easily accessible, making commuting towards Ipswich, Bury St Edmunds, or Norwich straightforward.

The area is ideal for those seeking the balance of village living with everyday convenience. Residents enjoy a mix of rural walks, quiet residential roads, and access to well-regarded local schooling and healthcare facilities. For those wanting a calm environment to call home, Great Bricett provides the perfect blend of tranquillity, community, and practicality.

Important information

Tenure – Leasehold
Costs - Around £304,47 pcm - request for further details.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - B
EPC rating - C

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
450 sq ft. (c.11.9 sq.m.) approx.

RECEPTION ROOM
16'11" x 14'6"
5.15m x 4.43m

KITCHEN
10'11" x 8'3"
3.33m x 2.52m

WC
7'2" x 4'2"
2.18m x 1.26m

HALLWAY

UP

1ST FLOOR
462 sq ft. (c.13.3 sq.m.) approx.

BEDROOM 3
11'8" x 6'9"
3.55m x 2.07m

BEDROOM 2
15'5" x 7'5"
4.69m x 2.27m

BEDROOM 1
14'7" x 9'11"
4.44m x 3.02m

BATHROOM
7'2" x 6'8"
2.27m x 2.04m

LANDING

DOWN

STORAGE

TOTAL FLOOR AREA: 912 sq ft. (84.7 sq.m.) approx.

©2024 every effort has been made to ensure the accuracy of the floorplans and room measurements. All rooms, dimensions, floor area and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plans for this floorplan are provided only as a guide and are not to be relied upon for any prospective purchase. The intended, intended and intended areas have not been tested and no guarantee is given as to the accuracy of the floorplans and room measurements. Marked with asterisks (*)

The above floor plans are not to scale and are shown for indication purposes only.

