



**Fayreway
Tostock, Suffolk**

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Fayreway, The Green, Tostock, Suffolk, IP30 9NY

Nestled approximately half a mile north of the A14 trunk route, the charming village of Tostock offers a delightful retreat between the historic cathedral town of Bury St Edmunds and the bustling market town of Stowmarket. Renowned for its picturesque appeal, Tostock features a harmonious blend of period and contemporary properties surrounding a verdant Village Green. The local pub is conveniently within walking distance, further enhancing the village's inviting atmosphere. Nearby, the villages of Elmswell and Woolpit boast an array of local shops and post offices, while the A14 provides swift access to Bury St Edmunds, located about six miles to the west.

Fayreway is a beautifully extended detached single storey dwelling featuring two/three spacious bedrooms, situated in a prominent location that overlooks the popular village green in Tostock. Originally constructed in the early 1970s and thoughtfully extended in the early 1990s, this well-maintained property has undergone subtle improvements over the years, including an upgraded kitchen, while retaining its original charm.

An excellent versatile detached single storey dwelling located adjacent to a village green in one of Mid Suffolk's most sought-after villages

ENTRANCE PORCH: A welcoming area that features a glazed inner door leading into:

HALL: 14' x 3'11" (4.3m x 1.2m). Providing access to;

SITTING ROOM: 26'9" x 11'10" (8.15m x 3.6m). A substantial room that offers dual aspect to the front and rear with patio doors that open to the garden. Additional highlights include wall-mounted light fixtures and a wood burner set upon a tiled hearth.

DINING ROOM: 13' x 12'4" (4m x 3.75m). This versatile room is currently occupied as a dining room by the present owners however would easily lend itself to a multiple of uses if so required. This inviting space offers front aspect and has double doors leading back to the sitting room.

KITCHEN/BREAKFAST ROOM: 13'2" max x 9'5" (4m x 2.9m). Showcasing a range of matching wall and base units under work preparation surfaces and tiled splashback. It features a 1½ bowl sink unit with a mixer tap. Spaces for a freestanding gas cooker, tall fridge/freezer and a washing

machine. A large opening leads through to the breakfast area and a further external door gives access to the rear garden.

BEDROOM 1: 13'3" x 8' (4.05m x 2.45m). This bedroom features a window to the front. Large built-in wardrobe with sliding doors and door to;

EN SUITE SHOWER ROOM: 9'4" x 4' (2.84m x 1.22m). Comprising a shower cubicle, pedestal washbasin with mixer tap and low-level WC.

BEDROOM 2: 13'4" max x 9'5" (3.3m x 2.9m). A generous second bedroom with rear aspect of the garden and built-in wardrobes.

SHOWER ROOM: 7'10" x 4'9" (2.4m x 1.45m). Featuring an electric shower unit, washbasin and low-level WC. A window provides natural light from the rear.

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Outside

The property is set within a generous plot, featuring an attractive half-height part flint wall in the front garden, adorned with three intricately carved faces of "Green Men." Both the front and rear gardens have been meticulously cared for, showcasing well-maintained lawns and small flowerbeds, with a pathway leading to the front door. To the right, a driveway offers off-road parking for two to three vehicles, leading to a **DETACHED GARAGE** measuring 22' x 16'5" (6.7m x 5m). This garage is equipped with an automatic roller door, power, and lighting, along with a side personal door and a designated utility/workshop area. A full height gate give access to the rear grounds. The rear garden, enclosed by boarded fencing, is predominantly laid to lawn and includes a greenhouse and a charming wooden summerhouse ideally placed to enjoy warm summer days.

SERVICES: Main water, drainage, electricity are connected. Gas fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band D

EPC RATING: TBC

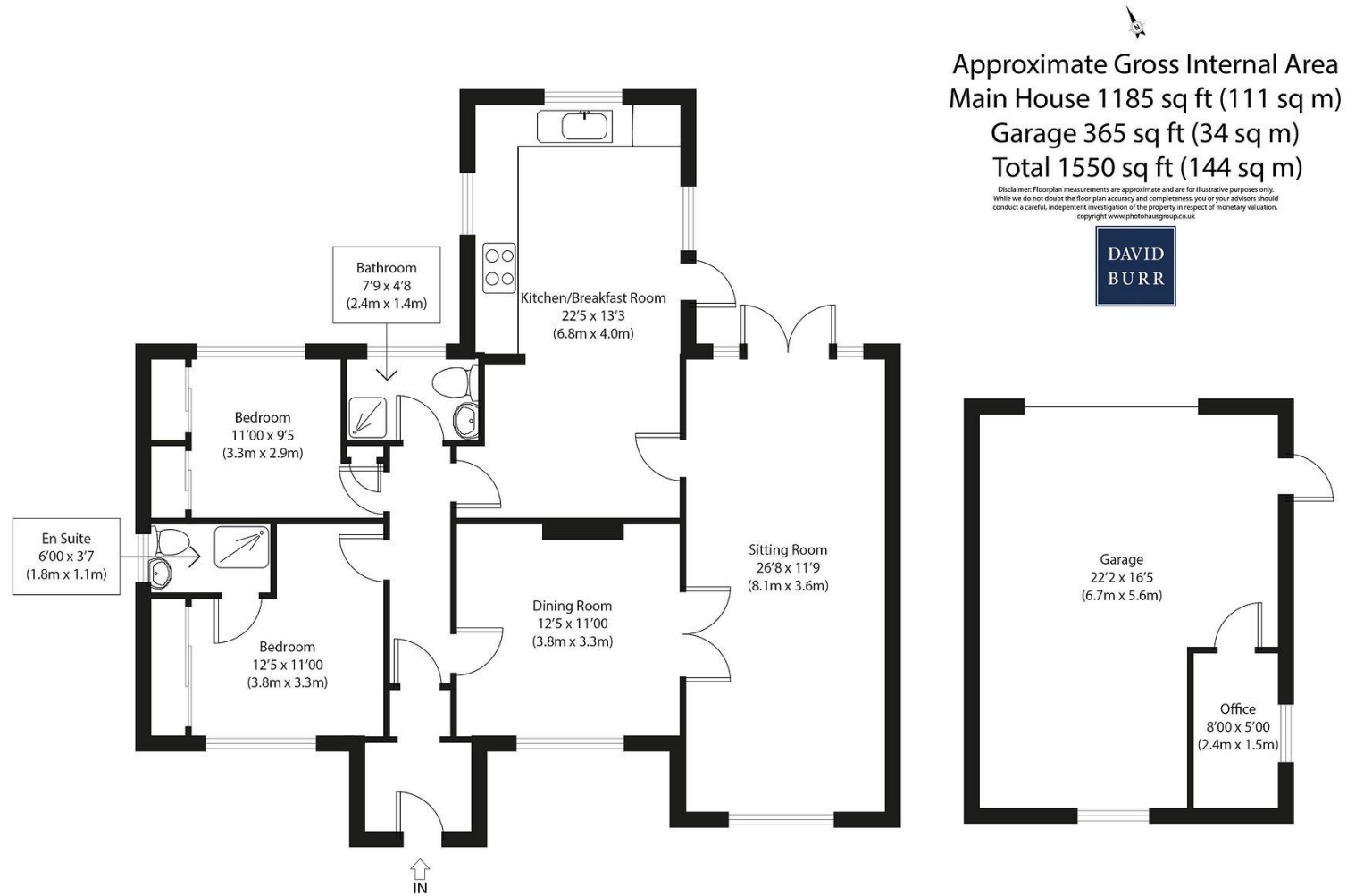
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Ground Floor

