



4

Bedrooms



2

Bathrooms



2

Receptions

SAMUEL  
MAKEPEACE  
BESPOKE  
ESTATE AGENTS





- BUILT IN 2025 WITH WARRANTY REMAINING UNTIL 2035
- LARGE DUAL-ASPECT LOUNGE FILLED WITH NATURAL LIGHT
- MODERN KITCHEN DINER PERFECT FOR FAMILY MEALS AND ENTERTAINING
- HANDY UTILITY ROOM AND DOWNSTAIRS WC
- MASTER BEDROOM WITH FITTED WARDROBES AND ENSUITE SHOWER ROOM
- THREE FURTHER WELL-PROPORTIONED BEDROOMS
- STYLISH FAMILY BATHROOM WITH CONTEMPORARY FINISHES
- DETACHED GARAGE AND GENEROUS OFF-ROAD PARKING





Oh deer, have we got a home for you! Prancing proudly onto the market is this fantastic detached home on the delightfully named Fawns Close, nestled in the charm of Adderley Green. Barely 3 months old and still under builder's warranty until 2035, this one's a real delight!

Inside, you'll fawn over the spacious layout: a stag-geringly large dual-aspect lounge perfect for curling up after a walk, a bright and airy kitchen diner ready for your culinary adventures, plus a handy utility room and downstairs WC!

Upstairs, the master bedroom comes complete with fitted wardrobes and a sleek ensuite shower room—perfect for your morning routine. Three more bedrooms await, ideal for fawns of all ages, and a stylish family bathroom completes the upper floor.

Outside, there's plenty of room to roam with a generous plot, detached garage, and off-road parking for all your herd. The rear garden is just waiting for a few garden gnomes or maybe a deer sculpture or two—because why not?

No need to get your antlers in a twist, this home is ready to move into—just pick up your keys and fawn over your new home sweet home. Don't let this one buck the trend—come and see why this isn't just a house, it's a whole new chapter!

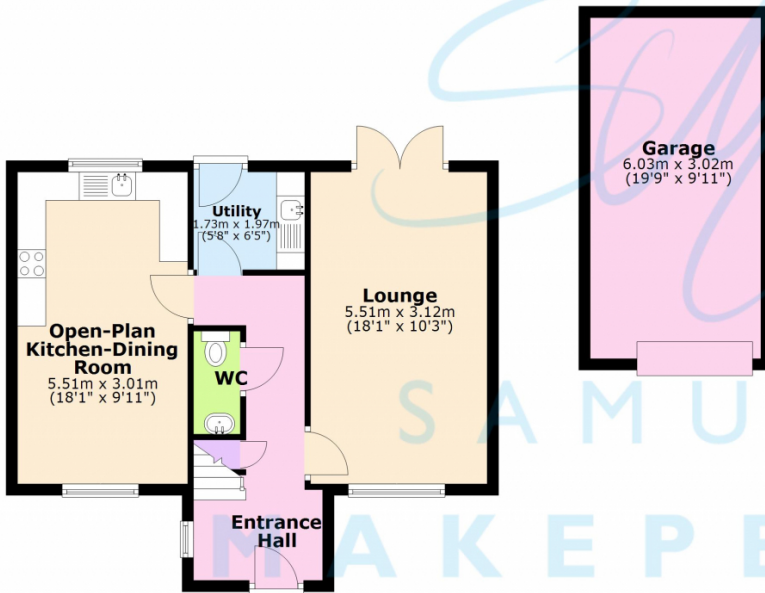
Contact Samuel Makepeace Bespoke Estate Agents now!



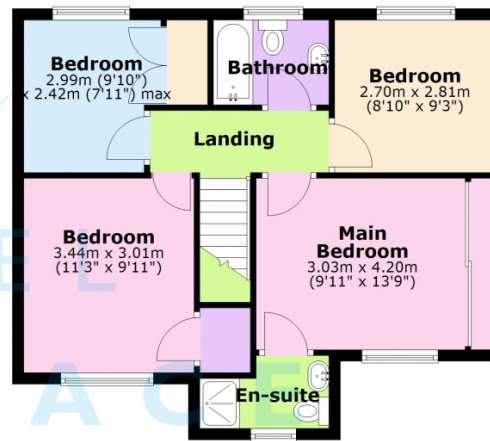




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 34 Fawns Close, ST3

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