



Tilstock Road
Talbot Place



Asking Price £345,000

56 Merrial Street
Newcastle under Lyme
ST5 2AW
01782 625734



Plot 348 Tilstock Road
Talbot Place
SY13 2BY

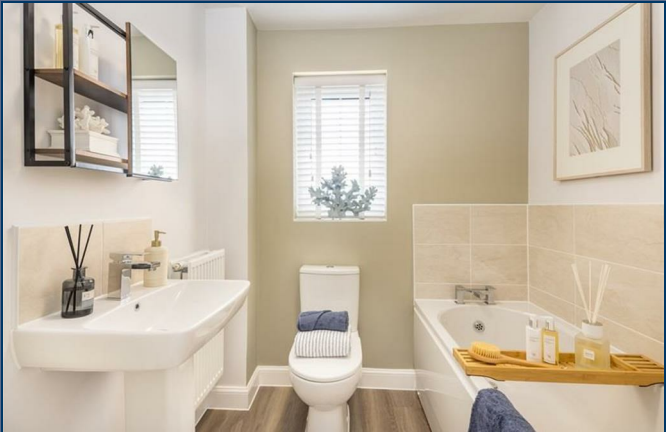
BRAND NEW BUILD, READY TO MOVE INTO. Constructed by the highly regarded Barratt Homes, the Kennisham is an exceptional family home offering spacious and thoughtfully designed accommodation throughout. Oversized windows and elegant French doors flood the ground floor with natural light, creating a bright and welcoming atmosphere. The heart of the home is the generous open-plan kitchen and dining area, perfectly suited for family mealtimes and entertaining, while a separate spacious lounge provides an ideal place to relax. A practical utility room adds further convenience to everyday living.

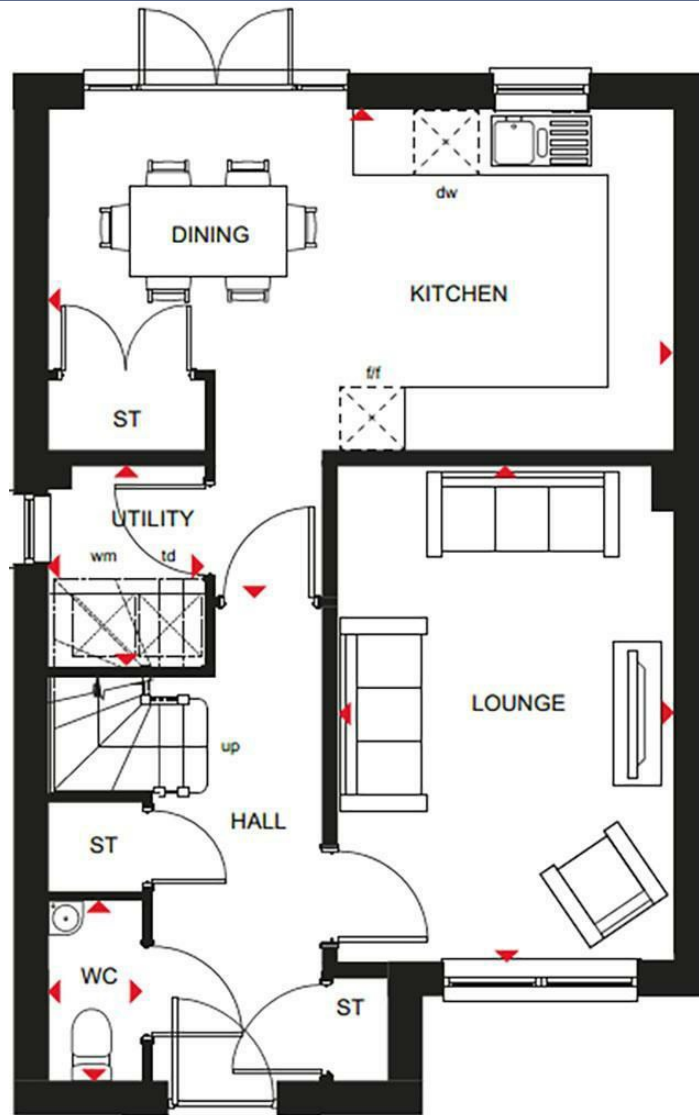
Upstairs, the property continues to impress with a main double bedroom complete with a private en-suite, a dedicated study ideal for home working, two further well-proportioned single bedrooms, and a modern family bathroom. Designed with growing families in mind, this brand new home combines comfort, style, and functionality, all ready for immediate occupation.

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Lounge	10'4" x 15'3" (3.150 x 4.652)
Kitchen/Dining	19'2" x 15'0" (5.860 x 4.587)
Utility	4'9" x 6'2" (1.472 x 1.892)
WC	2'10" x 5'6" (0.884 x 1.700)
Bedroom One	10'11" x 12'2" (3.350 x 3.713)
Bedroom Two	9'11" x 9'6" (3.038 x 2.909)
Bedroom Three	10'4" x 8'6" (3.160 x 2.602)
Study	8'11" x 8'9" (2.734 x 2.671)
Bathroom	5'6" x 6'4" (1.700 x 1.936)
En Suite	7'6" x 3'11" (2.309 x 1.200)





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NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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