



Talbot Place



£299,995

56 Merrial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734





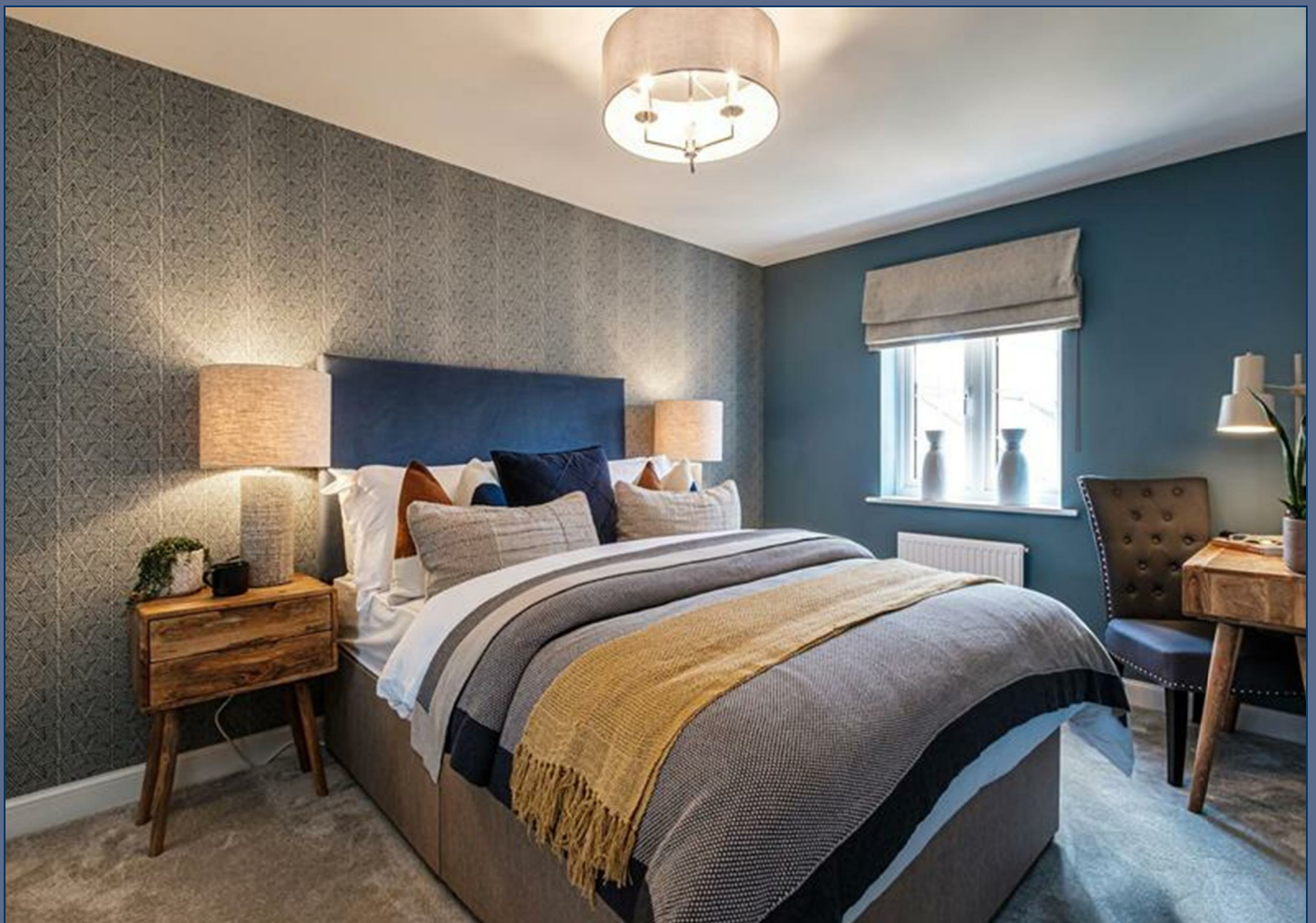
## Plot 288 Talbot Place SY13 2BY

BRAND NEW BUILD READY FOR MARCH 2026. Constructed by Barratt Homes, The Woodcote is a beautifully designed four-bedroom family home, thoughtfully laid out for modern living. A welcoming entrance hall leads you into the heart of the home, with a spacious open-plan living and dining area that features French doors opening to the garden, perfect for everyday family life and entertaining. The separate modern fitted kitchen provides generous workspace and storage, ideal for family meal preparation. Downstairs also benefits from high-quality energy efficient design elements, helping to lower running costs with features such as highly efficient insulation and modern glazing. [barratthomes.co.uk](http://barratthomes.co.uk)

On the first floor you'll find three well-proportioned bedrooms and a family bathroom, while the top floor is dedicated to a fantastic private suite. The main bedroom enjoys the luxury of its own en suite and a spacious dressing area, offering a peaceful retreat. [barratthomes.co.uk](http://barratthomes.co.uk)

With its combination of practical family-friendly layout, modern finishes, and thoughtful energy-saving design, The Woodcote at Talbot Place makes a truly compelling home choice.

£299,995



Ground Floor

Entrance Hallway

Lounge 19'2"m x 15'1"m (5.845mm x 4.608mm)

Kitchen 13'9"m x 8'1"m (4.211mm x 2.481mm)

Downstairs WC 5'7"m x 2'10"m (1.726mm x 0.878mm)

First Floor

Bathroom 6'3"m x 6'11"m (1.912mm x 2.112mm)

Bedroom Two 8'6"m x 14'5"m (2.608mm x 4.414mm)

Bedroom Three 6'3"m x 9'1"m (1.912mm x 2.779mm)

Second Floor

Bedroom One 11'5"m x 18'6"m (3.482mm x 5.650mm)

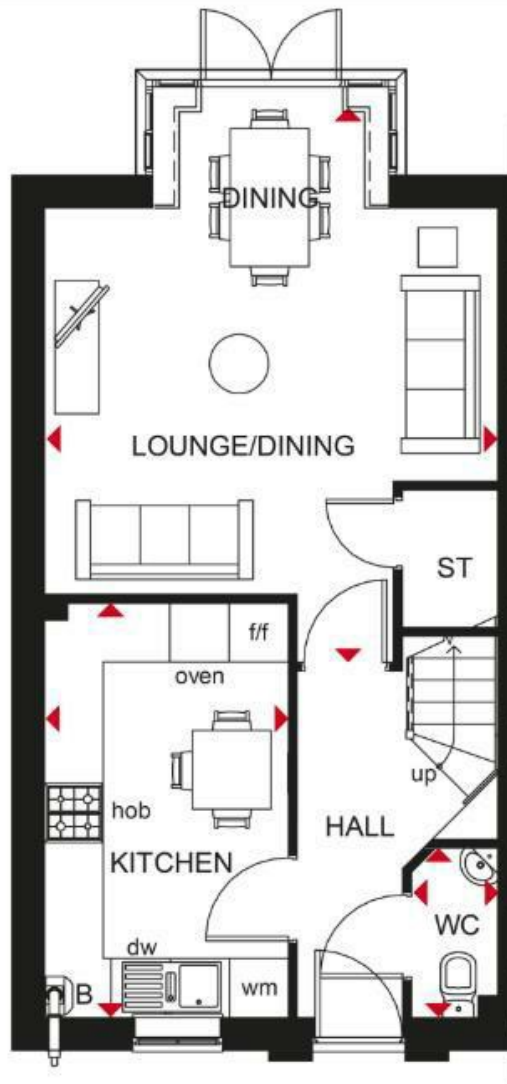
Dressing Room 8'6"m x 8'5"m (2.594mm x 2.574mm)

En-Suite 6'3"m x 8'1" (1.926mm x 2.486)

Stephenson Browne AML Disclosure







# Stephenson Browne Estate Agents

Newcastle  
56 Merrial Street, Newcastle under Lyme  
Staffordshire, ST5 2AJ  
Tel: 01782 625734

Sandbach  
38 High Street, Sandbach  
Cheshire, CW11 1AN  
Tel: 01270 763200

Alsager  
13 Crewe Road, Alsager  
Stoke on Trent, ST7 2EW  
Tel: 01270 883130

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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors.