



Talbot Place



£299,995

56 Merrial Street
Newcastle under Lyme
ST5 2AW
01782 625734



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

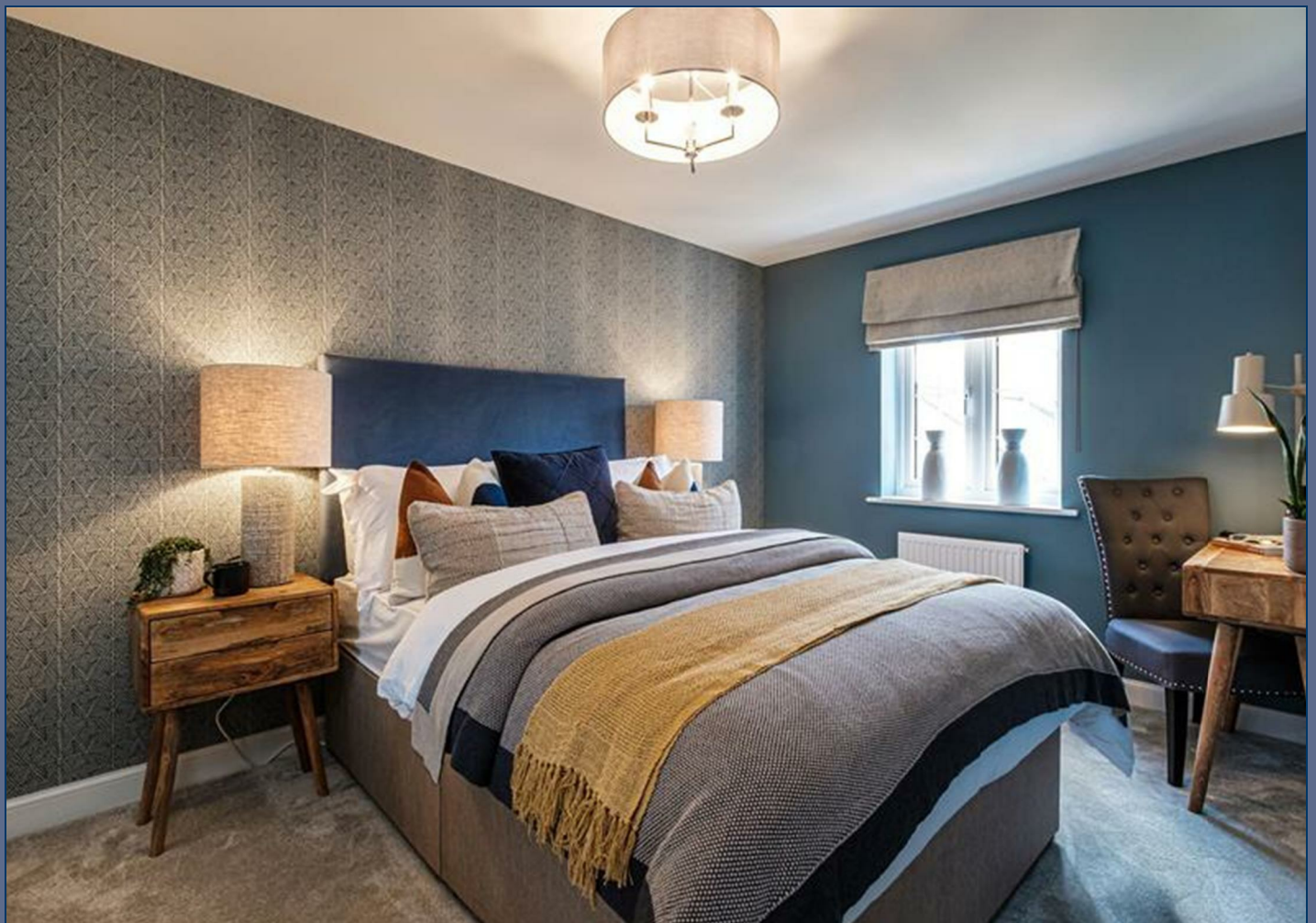
On the first floor you'll find three well-proportioned bedrooms and a family bathroom, while the top floor is dedicated to a fantastic private suite. The main bedroom enjoys the luxury of its own en suite and a spacious dressing area, offering a peaceful retreat. barratthomes.co.uk

Additional stand-out benefits of this home include:

Single garage and two parking spaces — great for families with multiple vehicles. barratthomes.co.uk

Built by a 5-star housebuilder with excellent energy-efficient credentials. 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.



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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

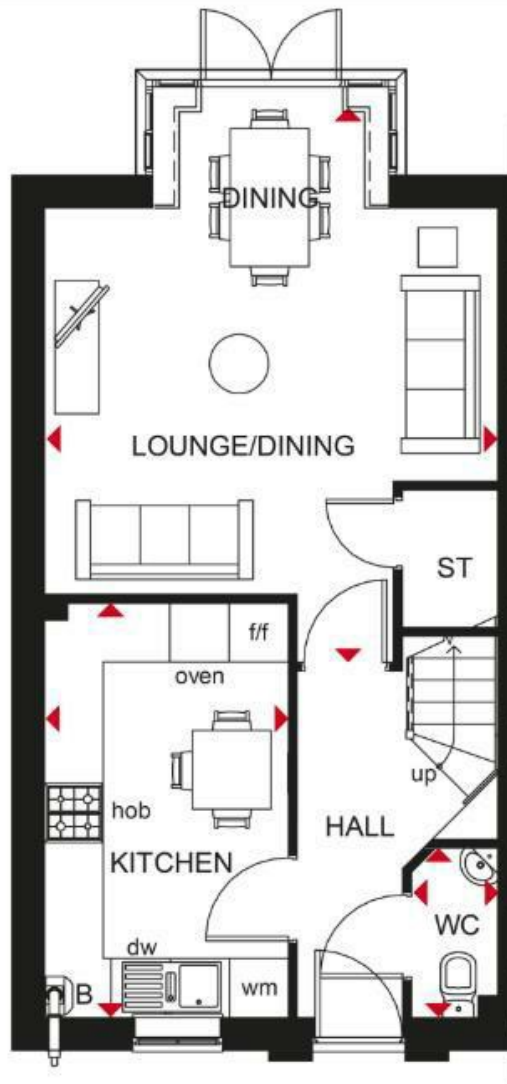
Bedroom One 11'5"m x 18'6"m (3.482mm x 5.650mm)

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

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