



# Valley Rise

Consett  
County Durham

3, 4 and 5  
Bedroom Homes



Building more  
than just homes

## There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

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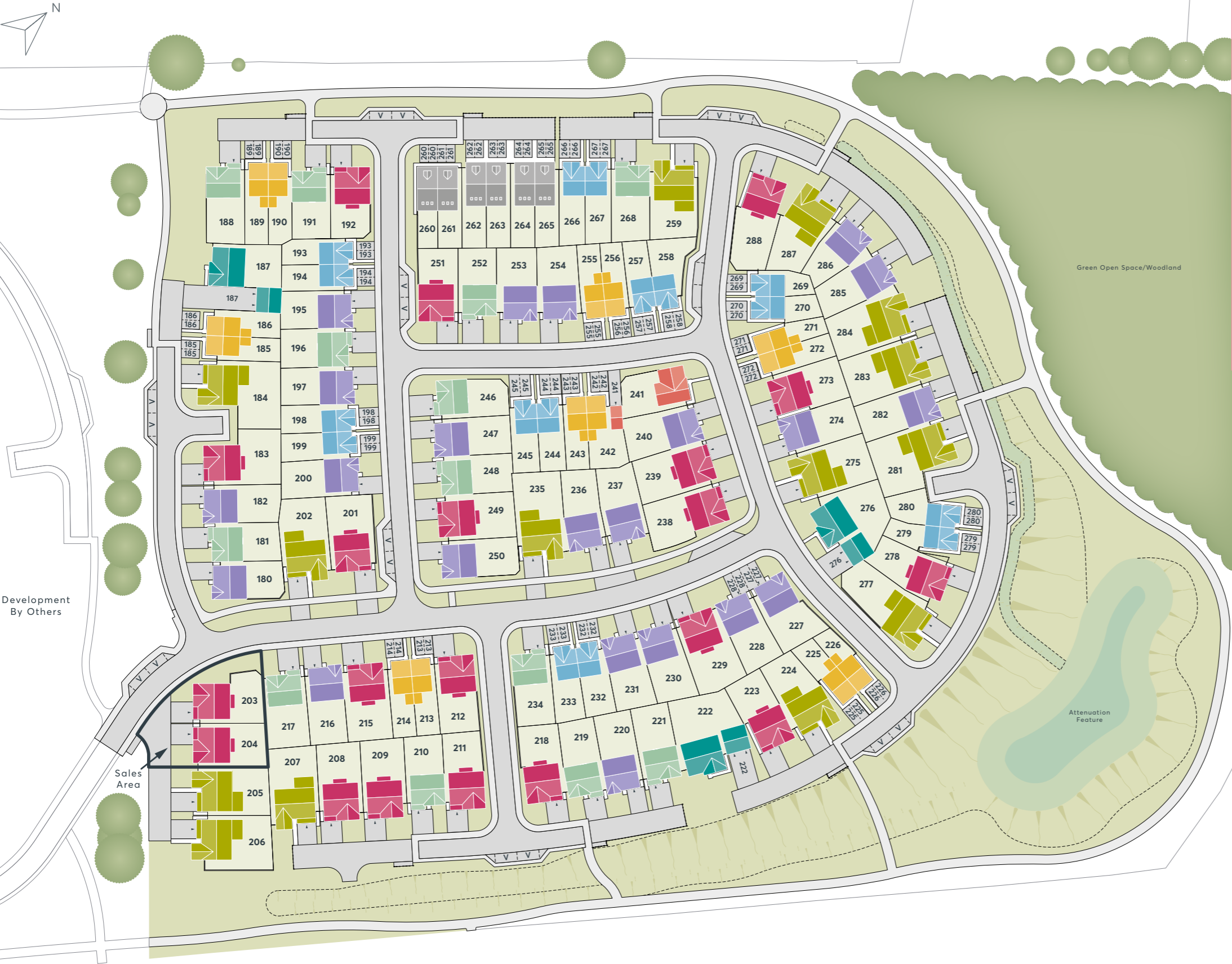


## Here's why...

To enjoy the fresh, semi-rural setting and the welcome of the village shops and primary school, yet be only around half an hour's drive of the centre of Newcastle. To have the supermarkets and leisure amenities of Consett within walking distance, and the beautiful North Pennines Landscape just three miles away. Next to mature woodland, and close to bus routes, Valley Rise offers a perfect blend of countryside and convenience.









# Why Valley Rise?

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent



# Your Development...

Explore our Valley Rise development and check out what we have to offer.

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3, 4 and 5  
bedroom homes



# The Hadley

920 sq. ft.  
3 Bedrooms  
2 Bathrooms  
Semi-Detached

Valley Rise  
St Modwen Homes

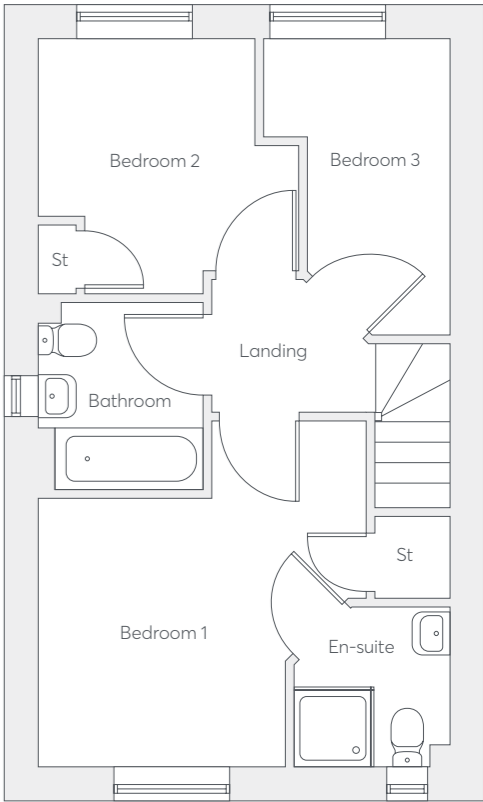
### Key Features

- Living room with walk-through to dining room
- Open plan kitchen/dining room with french doors to garden
- Utility area
- Downstairs WC
- Fully fitted family bathroom
- En-suite main bedroom
- Double glazing and high-performance insulation throughout

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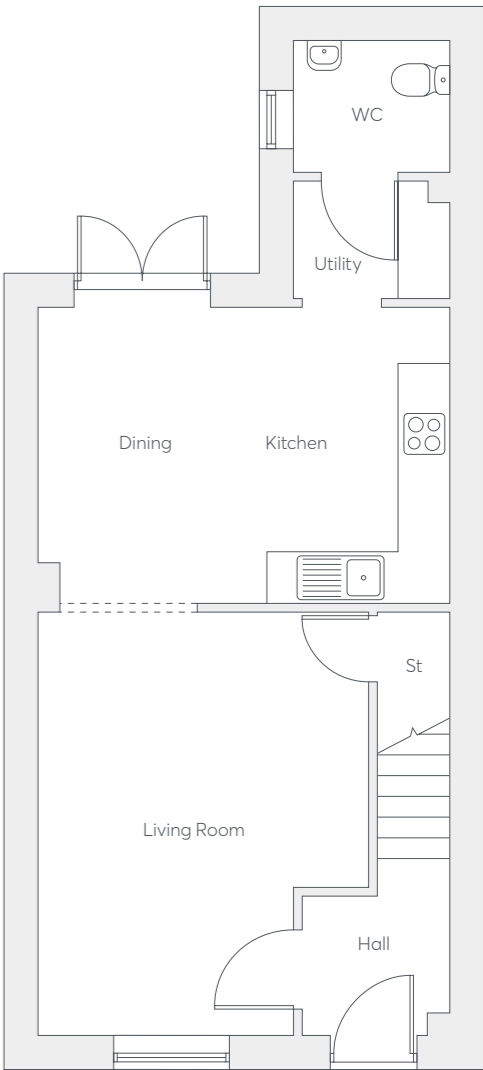
### First Floor

- Bedroom 1  
3.90m x 3.78m  
12'10" x 12'5"
- En-Suite  
1.82m x 1.86m  
6'0" x 6'1"
- Bedroom 2  
2.95m x 2.50m  
9'8" x 8'3"
- Bedroom 3  
3.44m x 1.65m  
11'3" x 5'5"
- Bathroom  
1.91m x 2.15m  
6'3" x 7'1"



### Ground Floor

- Living Room  
3.78m x 4.87m  
12'5" x 16'0"
- Kitchen  
2.10m x 3.44m  
6'11" x 11'3"
- Dining  
2.66m x 3.44m  
8'9" x 11'3"
- Utility  
1.83m x 1.35m  
6'0" x 4'5"
- WC  
1.83m x 1.51m  
6'0" x 5'0"



Find this home on the siteplan



# The Turnley

957 sq. ft.  
 3 Bedrooms  
 2 Bathrooms  
 Semi-Detached

Valley Rise  
 St Modwen Homes

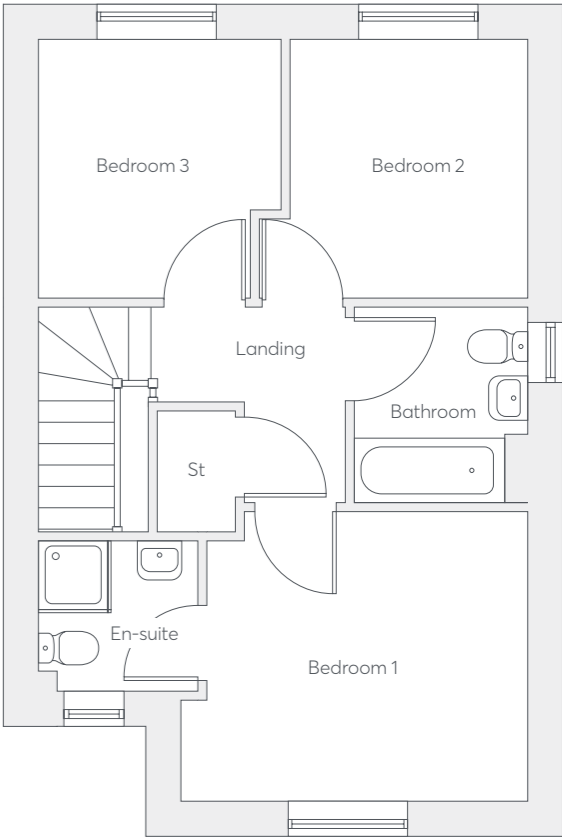
### Key Features

- Open plan kitchen/dining room with french doors to garden
- Utility room with back door
- Downstairs WC
- En-suite main bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ample storage

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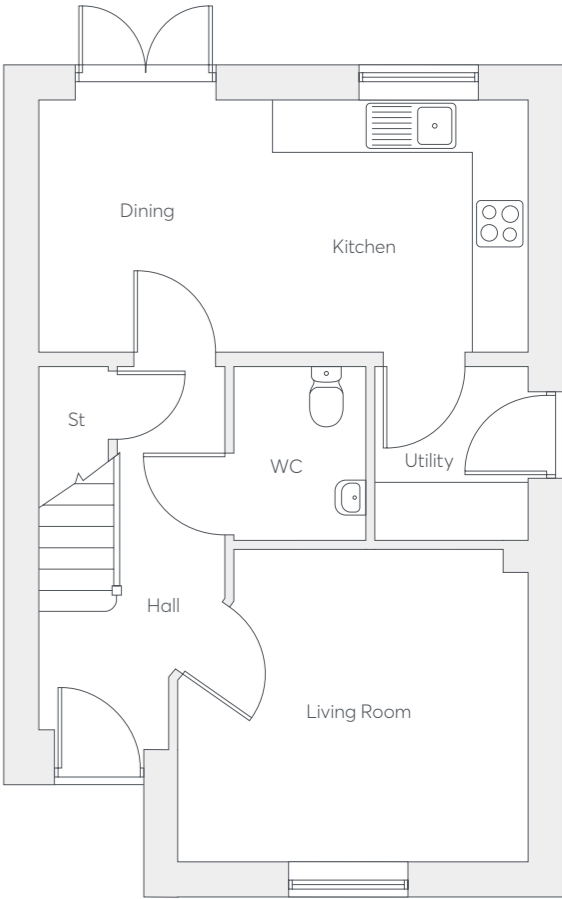
### First Floor

- Bedroom 1**  
 3.90m x 3.25m  
 12'9" x 10'8"
- En-Suite**  
 1.69m x 1.78m  
 5'6" x 5'10"
- Bedroom 2**  
 2.65m x 2.90m  
 8'8" x 9'6"
- Bedroom 3**  
 2.71m x 2.90m  
 8'11" x 9'6"
- Bathroom**  
 1.93m x 2.18m  
 6'4" x 7'2"



### Ground Floor

- Living Room**  
 3.90m x 3.50m  
 12'9" x 11'6"
- Kitchen**  
 2.83m x 2.84m  
 9'3" x 9'4"
- Dining**  
 2.62m x 2.84m  
 8'7" x 9'4"
- Utility**  
 1.71m x 1.93m  
 5'7" x 6'4"
- WC**  
 1.46m x 1.93m  
 4'9" x 6'4"



Find this home on the siteplan



# The Morley

1227 sq. ft.

3 Bedrooms  
2 Bathrooms  
Detached

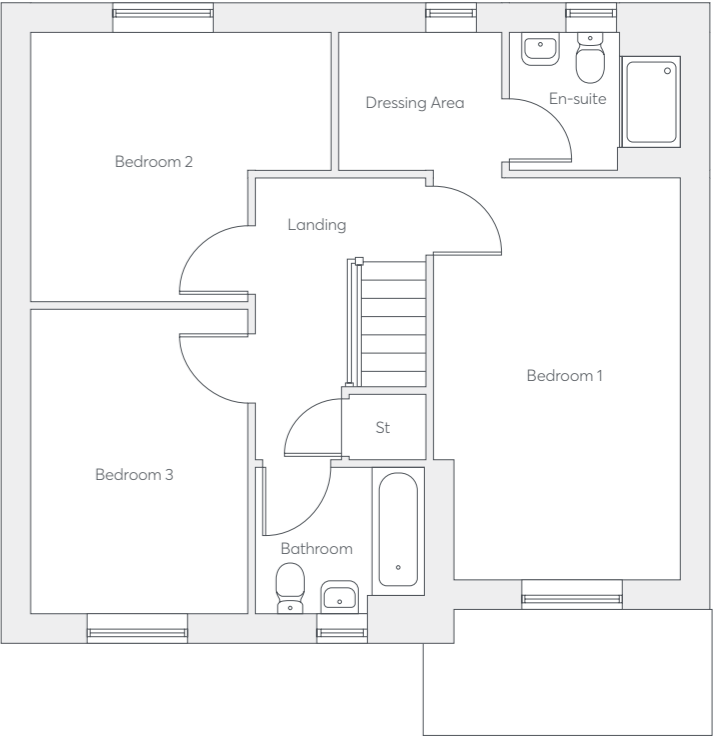
### Key Features

- Open plan kitchen/dining room with french doors to garden
- French doors to rear garden
- Downstairs WC
- En-suite bedroom with dressing area
- Fully fitted family bathroom
- Integral garage
- Double glazing and high-performance insulation throughout

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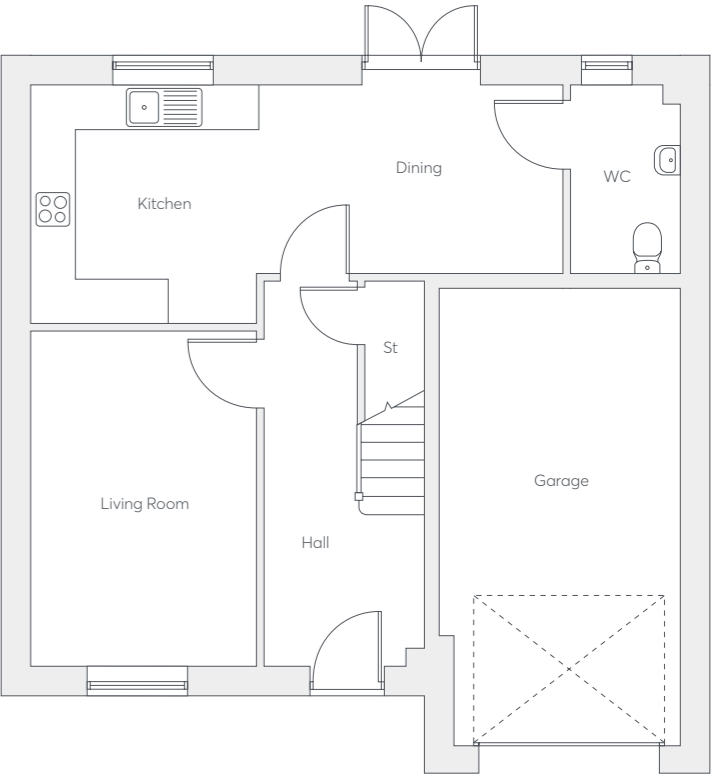
### First Floor

- Bedroom 1**  
3.81m x 3.96m  
12'5" x 12'9"
- Dressing Area**  
2.20m x 1.21m  
7'2" x 3'9"
- En-Suite**  
1.88m x 2.24m  
6'2" x 7'3"
- Bedroom 2**  
3.68m x 3.31m  
12'0" x 10'8"
- Bedroom 3**  
2.88m x 3.78m  
9'4" x 12'4"
- Bathroom**  
1.91m x 2.24m  
6'3" x 7'4"



### Ground Floor

- Living Room**  
2.98m x 4.43m  
9'7" x 14'5"
- Kitchen**  
3.15m x 3.06m  
10'3" x 10'0"
- Dining**  
3.65m x 2.48m  
12'0" x 8'1"
- WC**  
0.85m x 1.78m  
2'7" x 5'9"





# The Cangate

1331 sq. ft.

4 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Open plan kitchen/dining room with french doors to garden
- Utility room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom
- Integral garage
- Double glazing and high-performance insulation throughout

## First Floor

**Bedroom 1**  
3.12m x 4.56m  
10'3" x 14'11"

**En-Suite**  
1.98m x 2.76m  
6'6" x 9'1"

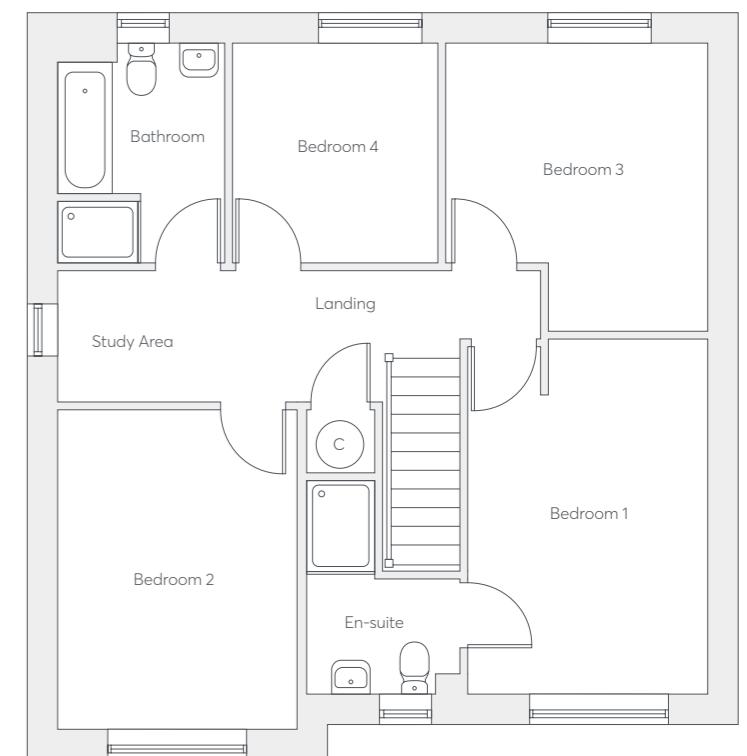
**Bedroom 2**  
3.11m x 4.11m  
10'2" x 13'6"

**Bedroom 3**  
3.40m x 3.74m  
11'2" x 12'3"

**Bedroom 4**  
2.64m x 2.86m  
8'8" x 9'5"

**Study**  
2.23m x 1.69m  
7'4" x 5'6"

**Bathroom**  
2.18m x 2.86m  
7'2" x 9'5"



## Ground Floor

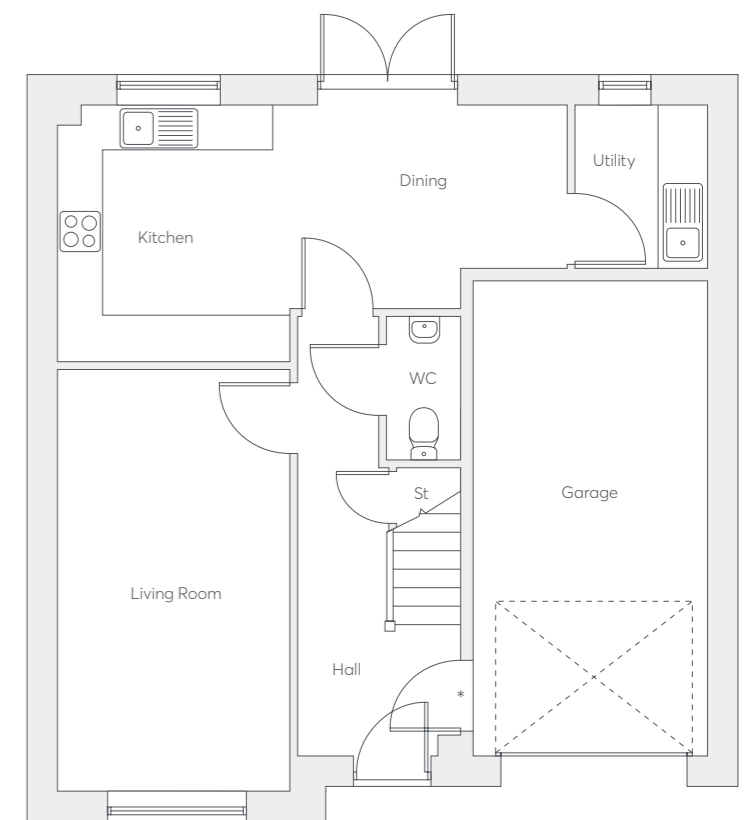
**Living Room**  
3.00m x 5.42m  
9'10" x 17'9"

**Kitchen**  
3.11m x 3.34m  
10'2" x 10'11"

**Dining**  
3.43m x 2.14m  
11'3" x 7'0"

**Utility**  
1.75m x 2.14m  
5'9" x 7'0"

**WC**  
0.92m x 1.84m  
3'0" x 6'0"





# The Greengate

1473 sq. ft.

4 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Dual aspect living room with french doors to garden
- Open plan kitchen/dining room with french doors to garden
- Utility room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room

## First Floor

**Bedroom 1**  
3.50m x 3.46m  
11'6" x 11'4"

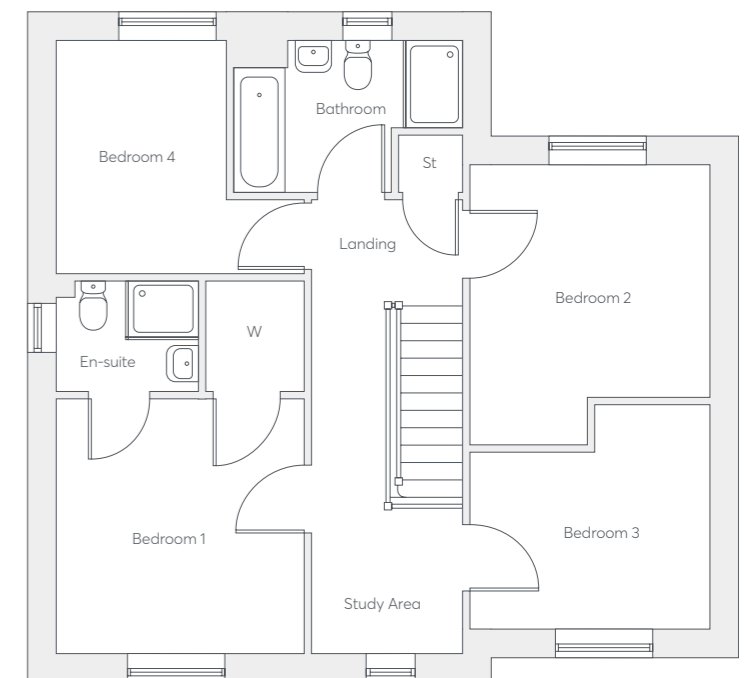
**En-Suite**  
1.94m x 1.51m  
6'4" x 5'0"

**Bedroom 2**  
3.23m x 3.29m  
10'7" x 10'9"

**Bedroom 3**  
3.26m x 3.00m  
10'8" x 9'10"

**Bedroom 4**  
2.65m x 3.13m  
8'9" x 10'3"

**Bathroom**  
2.08m x 2.79m  
6'10" x 9'2"



## Ground Floor

**Living Room**  
3.23m x 6.32m  
10'7" x 20'9"

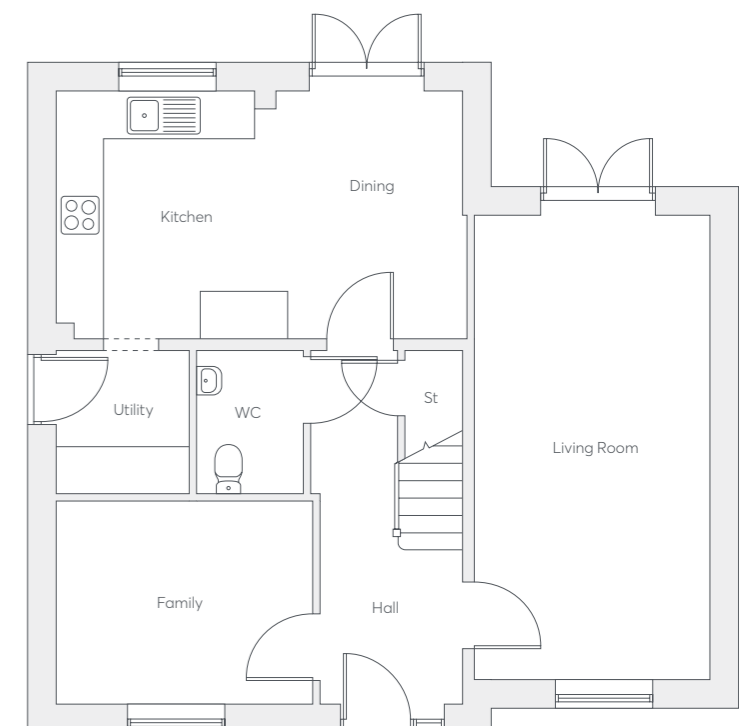
**Kitchen**  
3.39m x 3.58m  
11'1" x 11'9"

**Dining**  
2.02m x 3.39m  
6'8" x 11'1"

**Family**  
3.53m x 3.04m  
11'7" x 10'0"

**Utility**  
2.13m x 1.68m  
7'0" x 5'6"

**WC**  
1.31m x 1.68m  
4'4" x 5'6"





# The Cedargate

1552 sq. ft.

4 Bedrooms  
3 Bathrooms  
Detached

## Key Features

Open plan kitchen/dining and family room with french doors to garden

Utility room

Downstairs WC

Dual aspect living room

En-suite bedroom with dressing area

Second en-suite bedroom

Full gas fired central heating

Double glazing and high-performance insulation throughout

## First Floor

### Bedroom 1

5.59m x 3.74m  
18'4" x 12'3"

### En-Suite 1

1.50m x 2.40m  
4'11" x 7'11"

### Bedroom 2

2.68m x 5.57m  
8'9" x 18'3"

### En-Suite 2

1.19m x 2.29m  
3'11" x 7'6"

### Bedroom 3

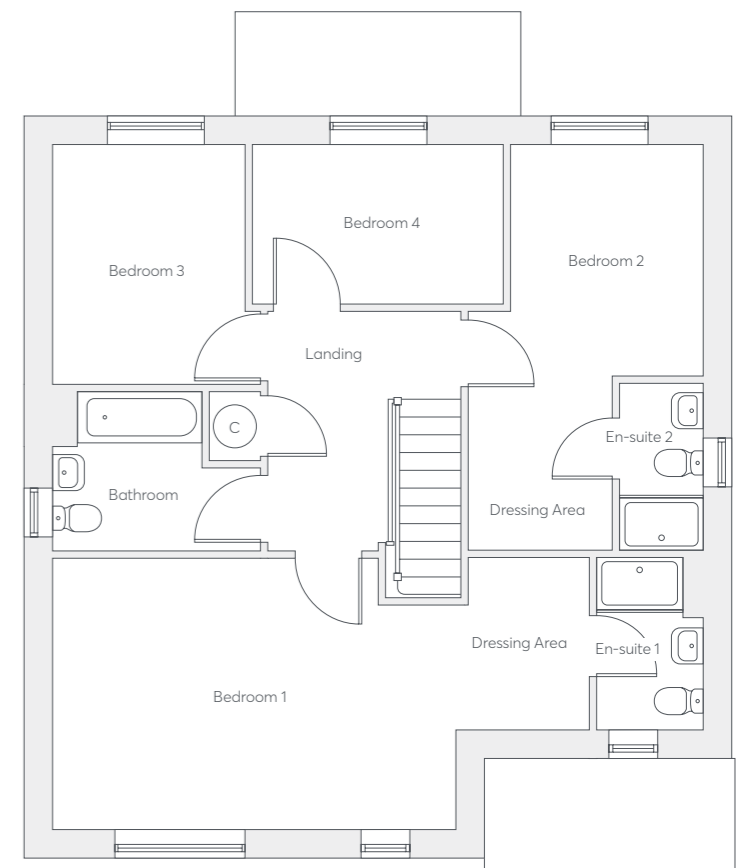
2.67m x 3.30m  
8'9" x 10'10"

### Bedroom 4

3.43m x 2.18m  
11'3" x 7'2"

### Bathroom

2.87m x 2.17m  
9'5" x 7'1"



## Ground Floor

### Living Room

3.45m x 6.08m  
11'4" x 19'11"

### Kitchen

2.93m x 3.18m  
9'7" x 10'5"

### Dining

3.11m x 2.61m  
10'2" x 8'7"

### Family

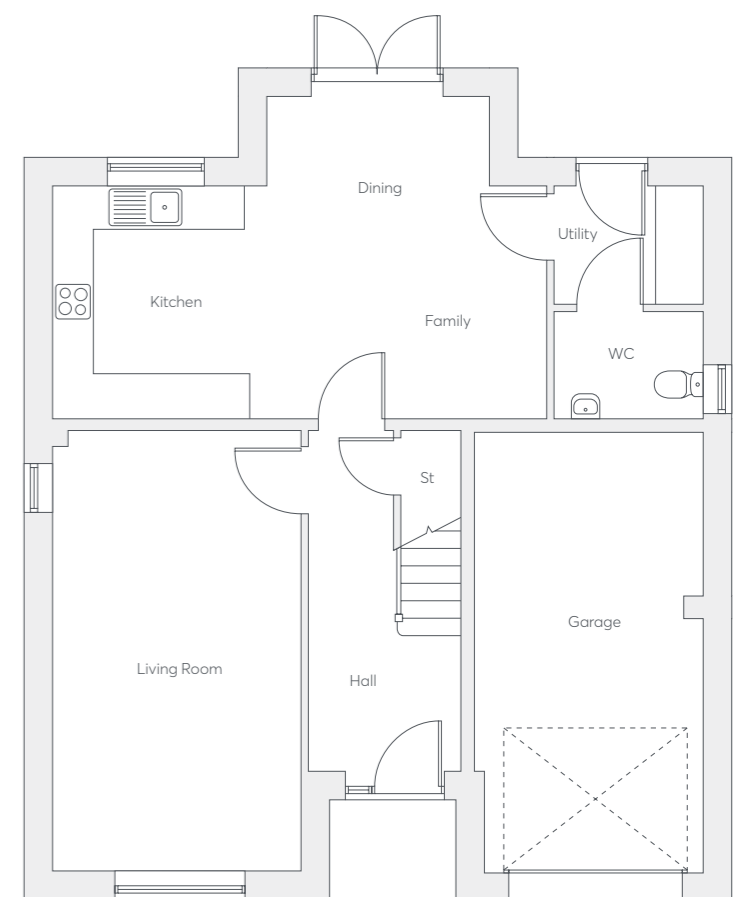
3.88m x 1.78m  
12'9" x 5'10"

### Utility

2.03m x 1.63m  
6'8" x 5'4"

### WC

2.07m x 1.47m  
6'9" x 4'10"





# The Bowness

1819 sq. ft.

5 Bedrooms  
3 Bathrooms  
Detached

## Key Features

- Open plan family kitchen/dining room with dual french doors
- Utility room
- En-suite bedroom with dressing room
- Second en-suite bedroom
- Family bathroom with separate shower
- Integral double garage
- PV solar panels to roof

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## First Floor

**Bedroom 1**  
3.53m x 3.78m  
11'7" x 12'5"

**En-Suite**  
2.46m x 1.18m  
8'1" x 3'10"

**Dressing**  
1.63m x 2.19m  
5'4" x 7'2"

**Bedroom 2**  
3.02m x 3.65m  
9'11" x 12'0"

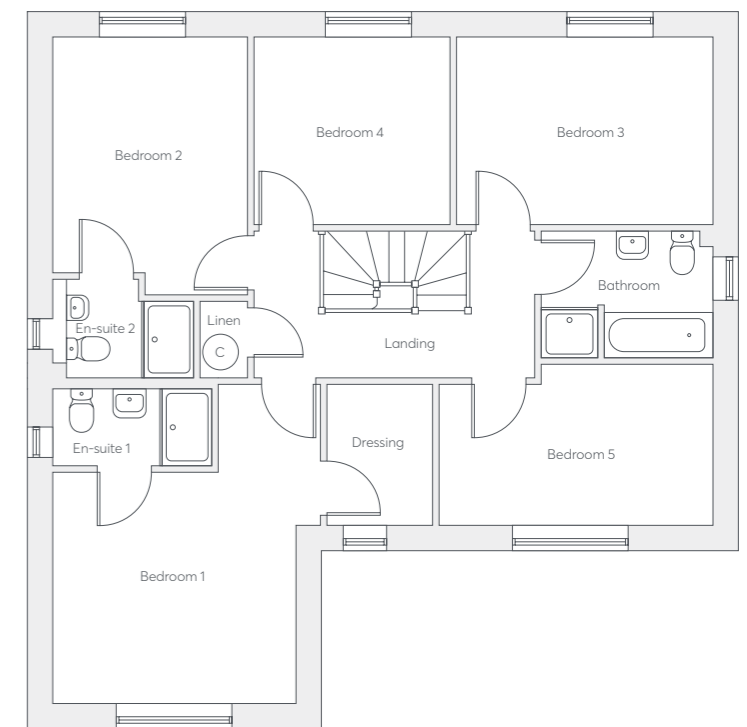
**En-Suite 2**  
1.51m x 1.96m  
4'11" x 6'5"

**Bedroom 3**  
3.96m x 2.91m  
13'0" x 9'7"

**Bedroom 4**  
2.91m x 3.01m  
9'7" x 9'11"

**Bedroom 5**  
4.24m x 2.49m  
13'11" x 8'2"

**Bathroom**  
2.67m x 1.95m  
8'9" x 6'5"



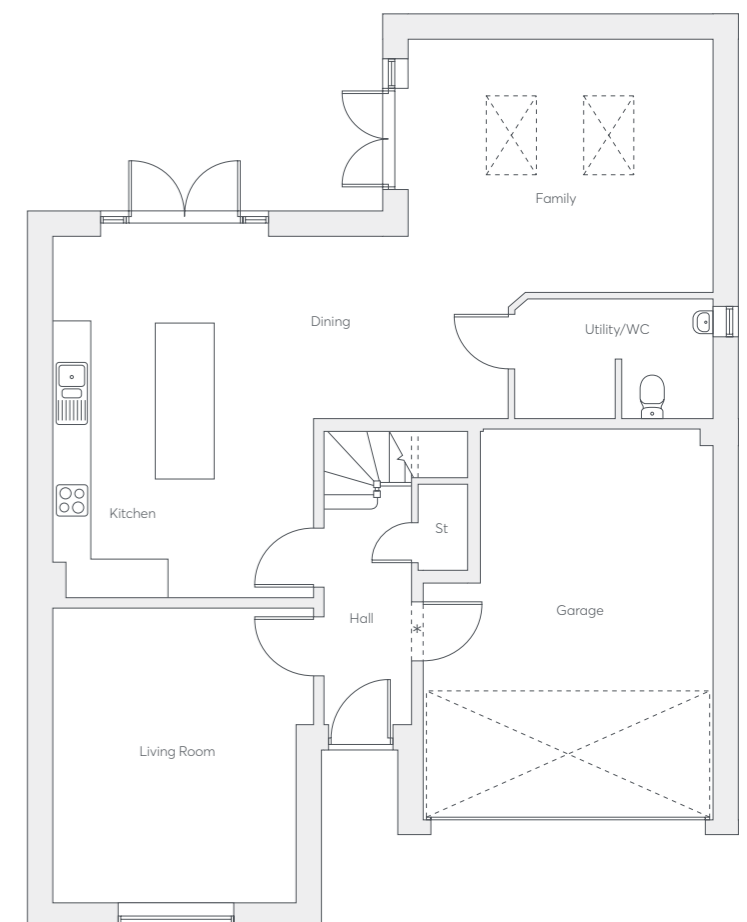
## Ground Floor

**Living Room**  
3.78m x 4.78m  
12'5" x 15'8"

**Kitchen/Dining**  
5.60m x 5.10m  
18'4" x 16'9"

**Family**  
4.70m x 3.95m  
15'5" x 12'12"

**Utility/WC**  
2.99m x 1.92m  
9'7" x 6'4"





# The Arness

1857 sq. ft.  
5 Bedrooms  
3 Bathrooms  
Detached

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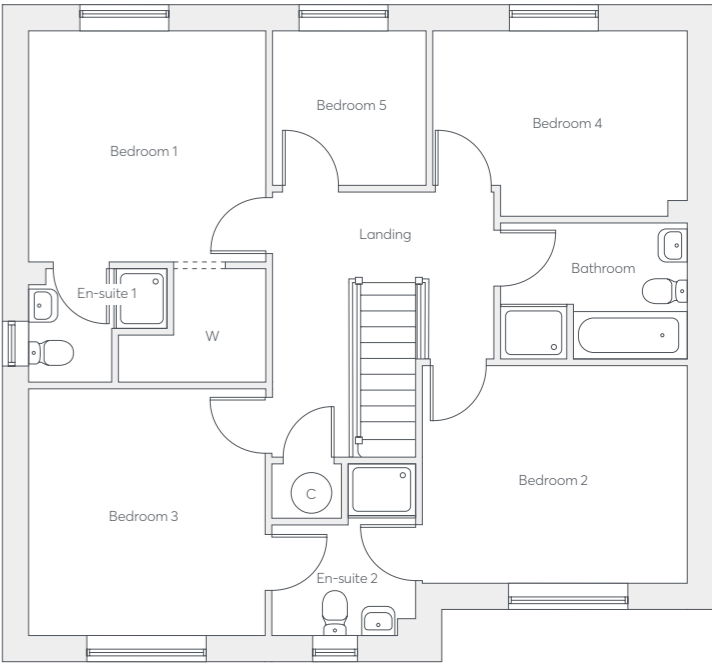
### Key Features

- Open plan kitchen/dining and family room with french doors to garden
- Downstairs WC
- Utility room with back door
- Private study
- Family bathroom with separate shower
- En-suite to bedroom 1
- Jack & Jill en-suite to bedrooms 2 and 3
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

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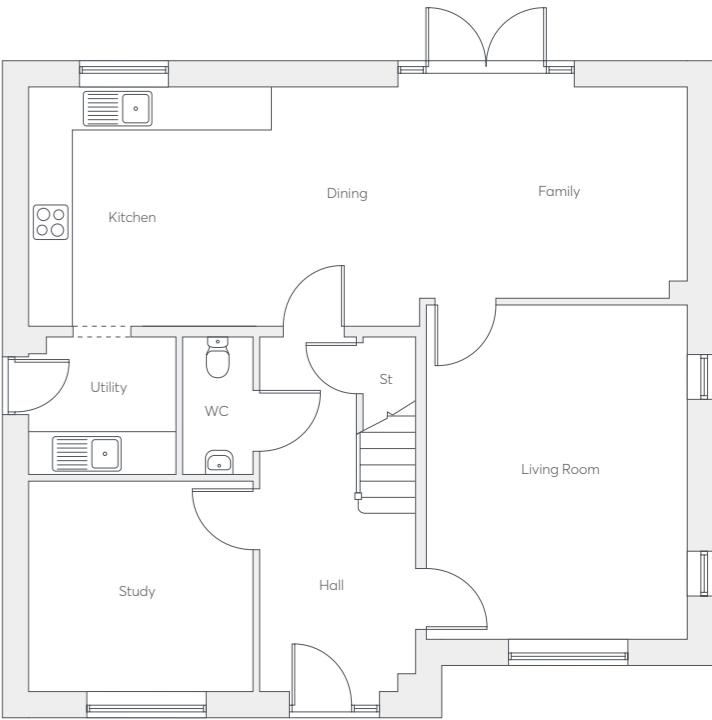
### First Floor

- Bedroom 1**  
3.57m x 3.49m  
11'8" x 11'5"
- En-Suite 1**  
2.07m x 1.69m  
6'9" x 5'6"
- Bedroom 2**  
3.94m x 3.27m  
12'11" x 10'9"
- En-Suite 2**  
2.18m x 2.59m  
7'2" x 8'6"
- Bedroom 3**  
3.57m x 3.71m  
11'8" x 12'2"
- Bedroom 4**  
3.82m x 2.80m  
12'7" x 9'2"
- Bedroom 5**  
2.28m x 2.34m  
7'6" x 7'8"
- Bathroom**  
2.80m x 2.04m  
9'2" x 6'8"



### Ground Floor

- Living Room**  
3.87m x 4.98m  
12'9" x 16'4"
- Kitchen**  
3.10m x 3.60m  
10'2" x 11'10"
- Dining**  
2.77m x 3.60m  
9'1" x 11'10"
- Family**  
3.99m x 3.18m  
13'1" x 10'5"
- Study**  
3.37m x 3.16m  
11'1" x 10'5"
- Utility**  
2.22m x 2.07m  
7'4" x 6'10"
- WC**  
1.06m x 2.07m  
3'6" x 6'10"



Find this home on the siteplan

# Specification

## Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices
Worktop with upstand to wall
Composite single bowl sink and monobloc mixer tap
Integrated cooker hood and stainless steel splashback to hob
4-Zone Induction Hob
Stainless steel single fan oven
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher
3 spot LED track light to ceiling

## Bathroom/En-Suite/WC

Roca contemporary style white sanitaryware with VADO monobloc tap
VADO Thermostatic shower mixer valve (where applicable)
Low profile shower tray with chrome style framed clear glass enclosure
Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

## Electrical

TV socket to lounge
BT socket (housetypes vary - please see drawings for location)
White sockets and switches
PIR operated porch light
Front doorbell and chime
USB charging socket to kitchen
Power and lighting to integral garages
Photovoltaic roof panels (position and quantity specific to plot and orientation - ask for details)
Battery operated carbon monoxide detectors (locations vary)
Mains wired (with battery back-up) smoke detectors

## Heating

Gas central heating throughout
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
Programmable control of heating zones

## Exterior

Double glazed PVCu windows
Double glazed PVCu french casement doors to patio (where layout permits)
PVCu fascias, soffits and rainwater goods
Multi-point door locking system to front and rear/side doors
Up-and-over steel garage door (where applicable)
House numbers ready fitted

## Decorative

Square spindles and newels to staircase
Square featured skirting boards and architraves
Vertical Panel White internal doors with satin handles
Smooth finish ceilings, painted in white
Walls painted in white satin finish
Woodwork painted in white satin finish

## Landscaping

Turf to front garden
0.9m post and rail fence between plots
1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)
Rotovated topsoil to rear garden



Open daily  
Thursday to  
Monday

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