



# 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.

### In this brochure

Why Valley Rise?  
Your Site  
Our Homes  
Specification  
Contact Us

3  
4  
5  
13  
14

# Why Valley Rise?



## 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.

Valley Rise  
St Modwen Homes



## Your Development...

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

**The Hadley**  
3 bedroom home

(920)  
page 5

**The Turnley**  
3 bedroom home

(957)  
page 6

**The Morley**  
3 bedroom home

(1227)  
page 7

**The Cangate**  
4 bedroom home

(1331)  
page 8

**The Greengate**  
4 bedroom home

(1473)  
page 9

**The Cedargate**  
4 bedroom home

(1552)  
page 10

**The Bowness**  
5 bedroom home

(1819)  
page 11

**The Arness**  
5 bedroom home

(1857)  
page 12

# 3, 4 and 5 bedroom homes

Valley Rise  
St Modwen 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

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be 'handed' or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

## First Floor

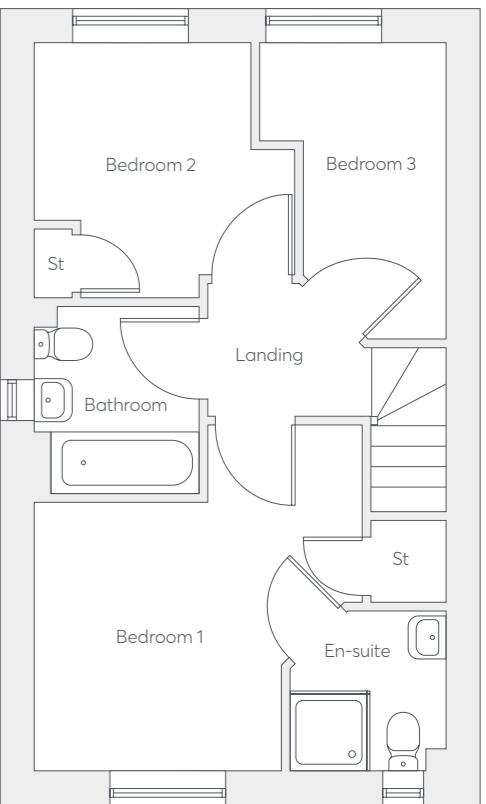
**Bedroom 1**  
3.90m x 3.78m  
12'10" x 12'5"

**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

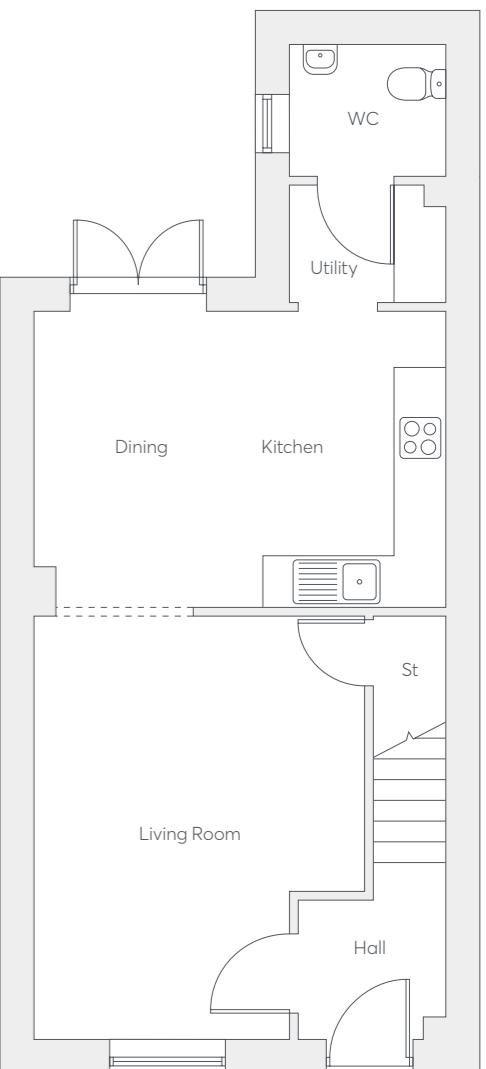
**Living Room**  
3.78m x 4.87m  
12'5" x 16'0"

**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



## 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

## First Floor

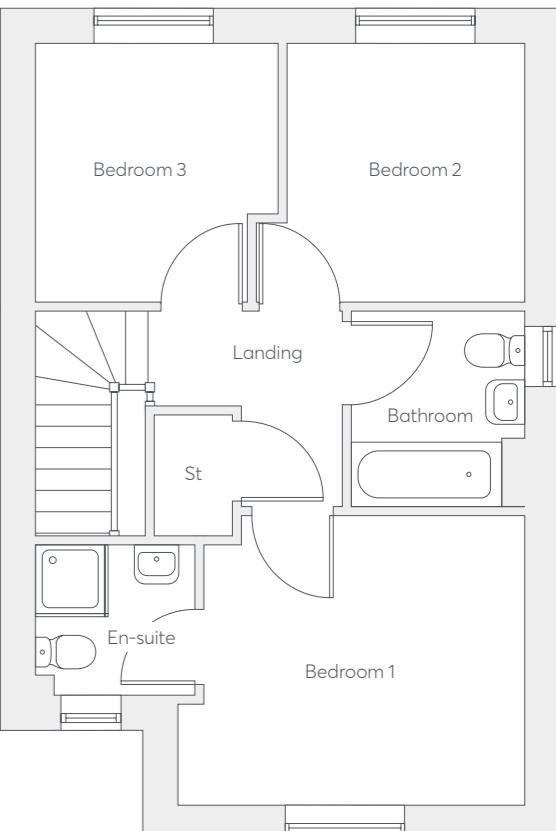
**Bedroom 1**  
3.90m x 3.25m  
12'9" x 10'8"

**En-Suite**  
1.69m x 1.78m  
5'6" x 5'10"

**Bedroom 2**  
2.65m x 2.90m  
8'8" x 9'6"

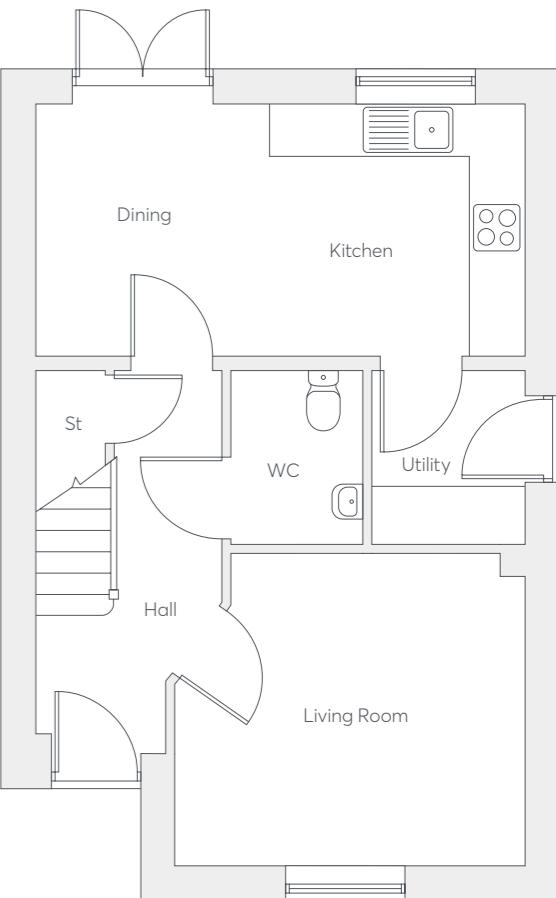
**Bedroom 3**  
2.71m x 2.90m  
8'11" x 9'6"

**Bathroom**  
1.93m x 2.18m  
6'4" x 7'2"



## Ground Floor

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



Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.



Find this  
home on  
the siteplan



# The Morley

1227 sq.ft.

3 Bedrooms  
2 Bathrooms  
Detached

Valley Rise  
St Modwen Homes

## 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

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

## First Floor

**Bedroom 1**  
3.81m x 3.96m  
12'5" x 12'9"

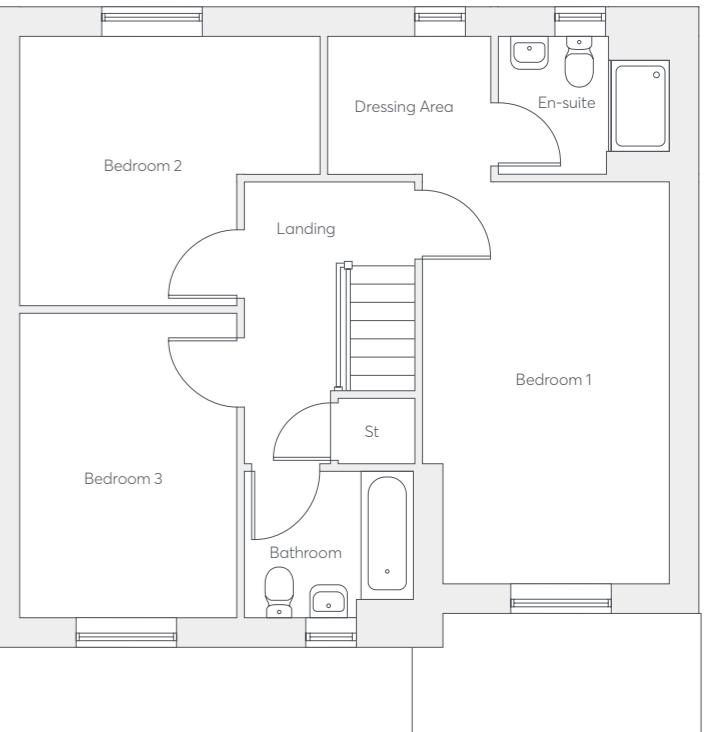
**Dressing Area**  
2.20m x 1.21m  
7'2" x 3'9"

**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"



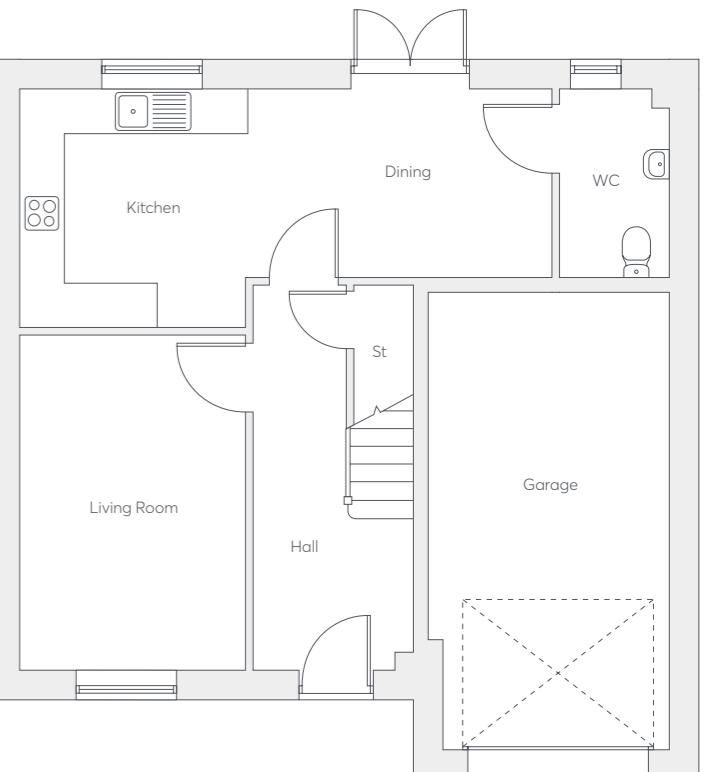
## Ground Floor

**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"



Find this  
home on  
the siteplan

# The Cangate

1331 sq.ft.

4 Bedrooms  
2 Bathrooms  
Detached

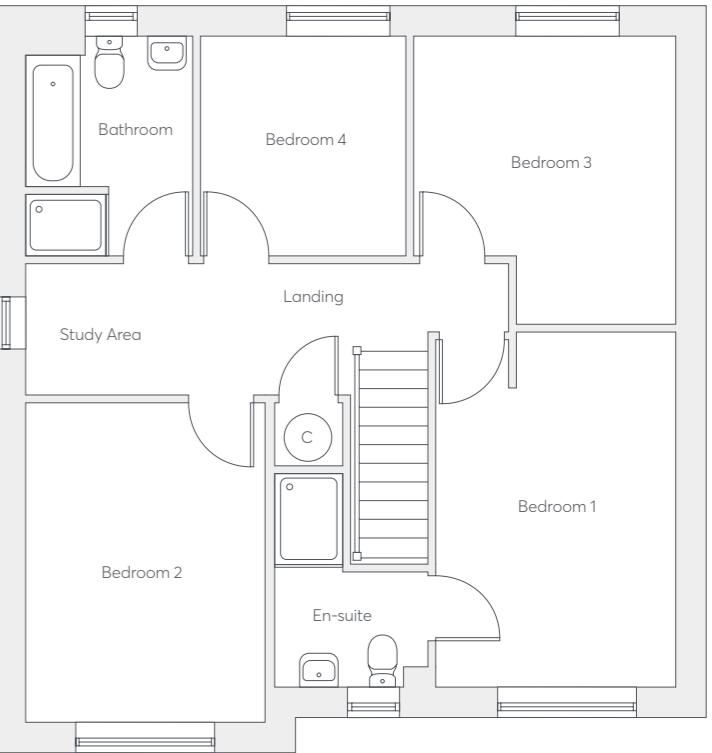


## Key Features

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

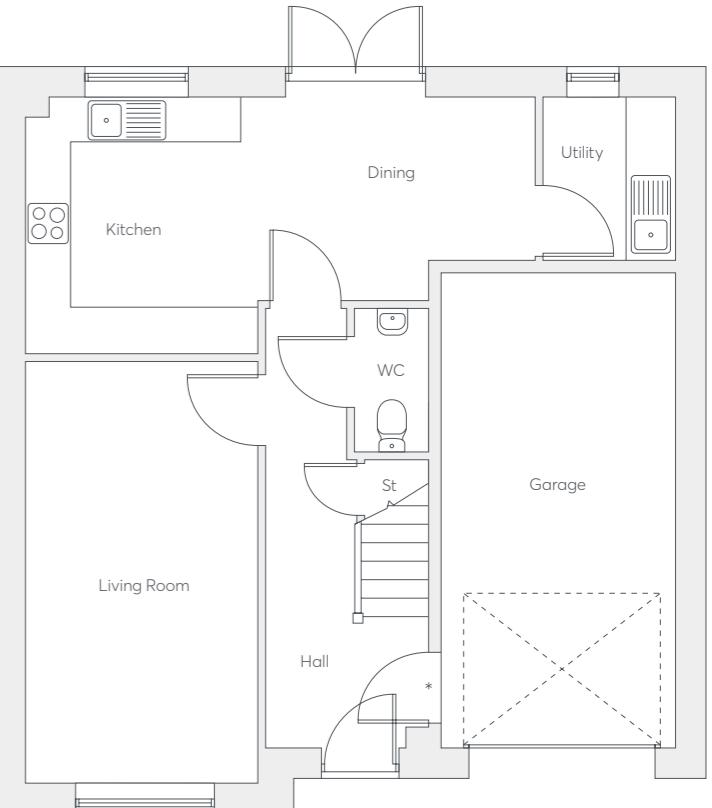
## First Floor

**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

Valley Rise  
St Modwen Homes



## 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

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be 'handed' or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

## First Floor

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

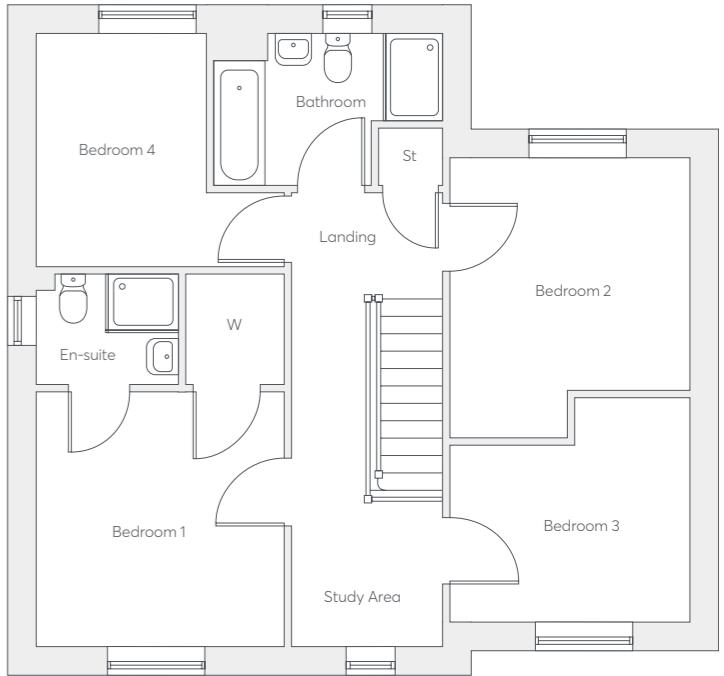
**En-Suite**  
1.94m x 1.51m  
6'4" x 5'0"

**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"

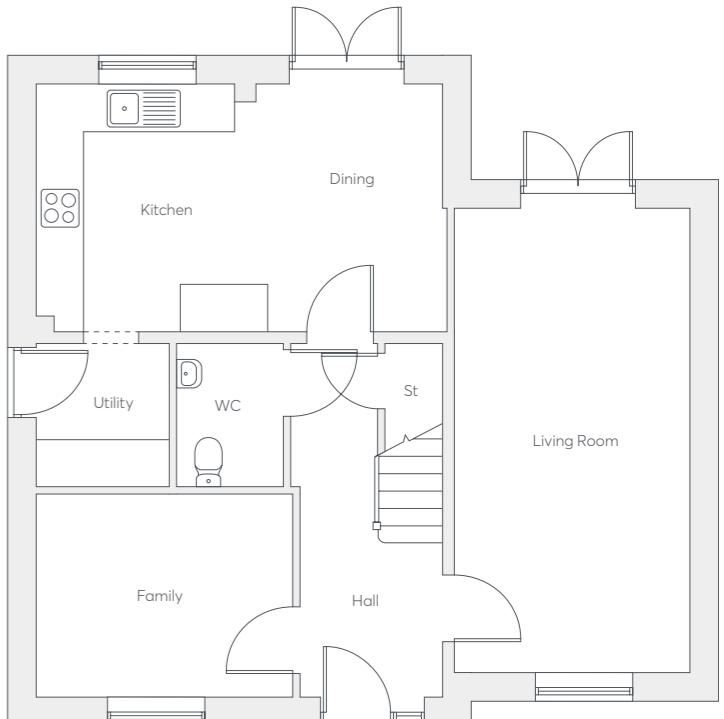
**Kitchen**  
3.39m x 3.58m  
11'1" x 11'9"

**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"



 Find this home on the siteplan

# The Cedargate

1552 sq. ft.

4 Bedrooms  
3 Bathrooms  
Detached

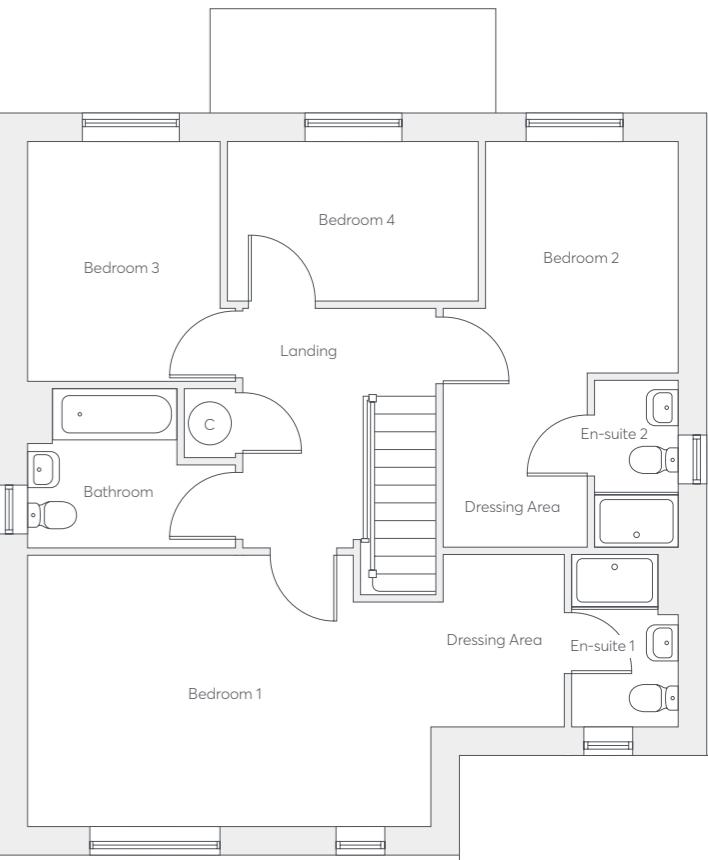


## Key Features

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

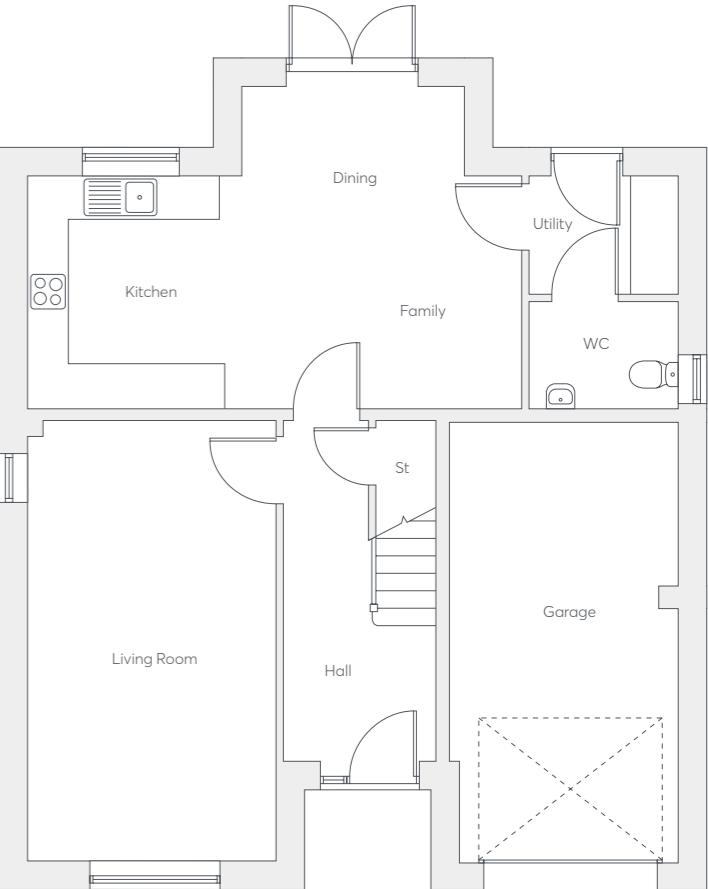
## First Floor

**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



Valley Rise  
St Modwen Homes

## Key Features

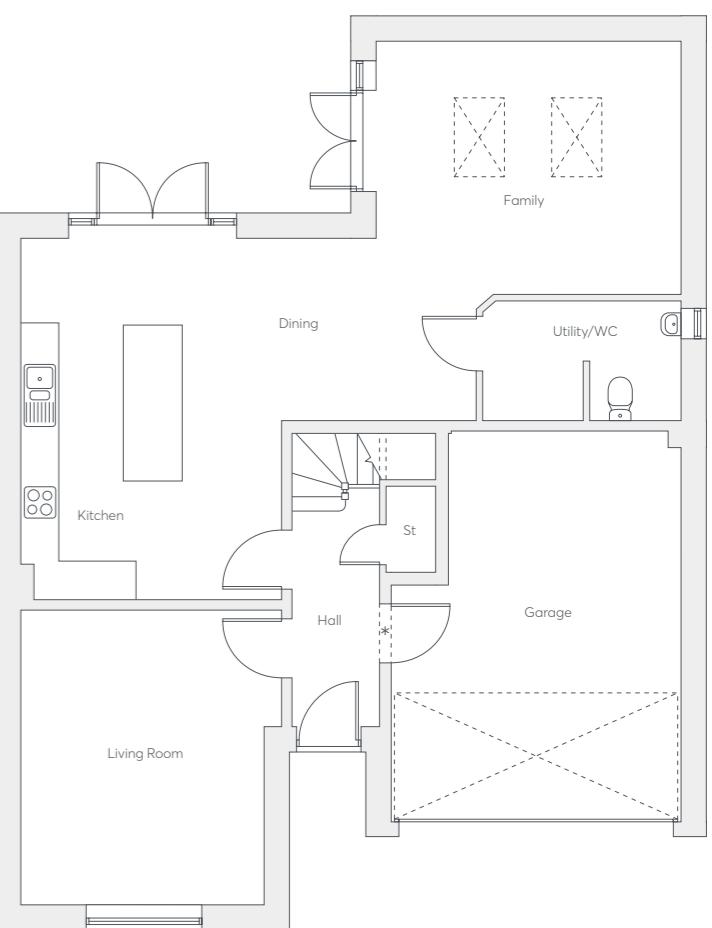
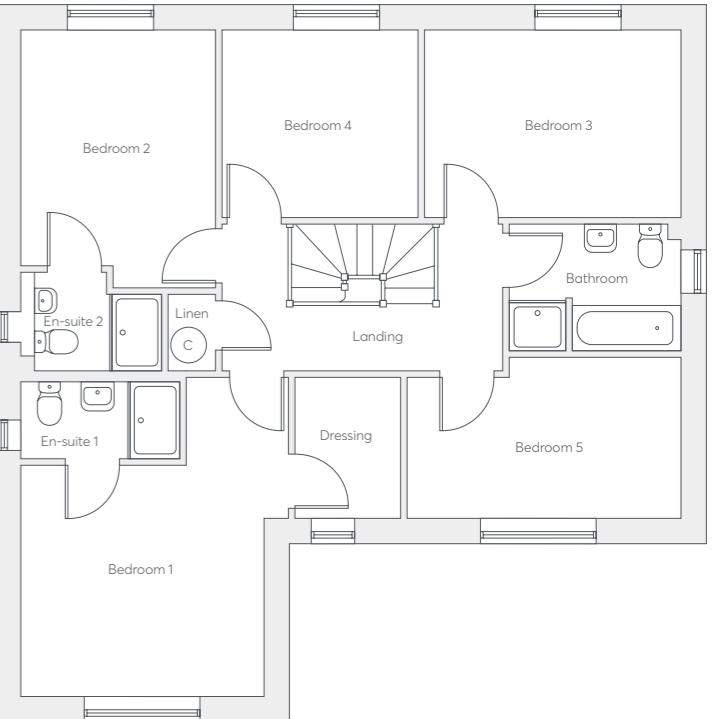
Open plan family kitchen/dining room with dual french doors  
Utility room  
En-suite bedroom with dressing room  
Second en-suite bedroom  
Family bathroom with separate shower  
Integral double garage  
PV solar panels to roof

## 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"

## 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"



Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be 'handed' or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

Find this home on the siteplan

# The Arness

1857 sq. ft.

5 Bedrooms  
3 Bathrooms  
Detached

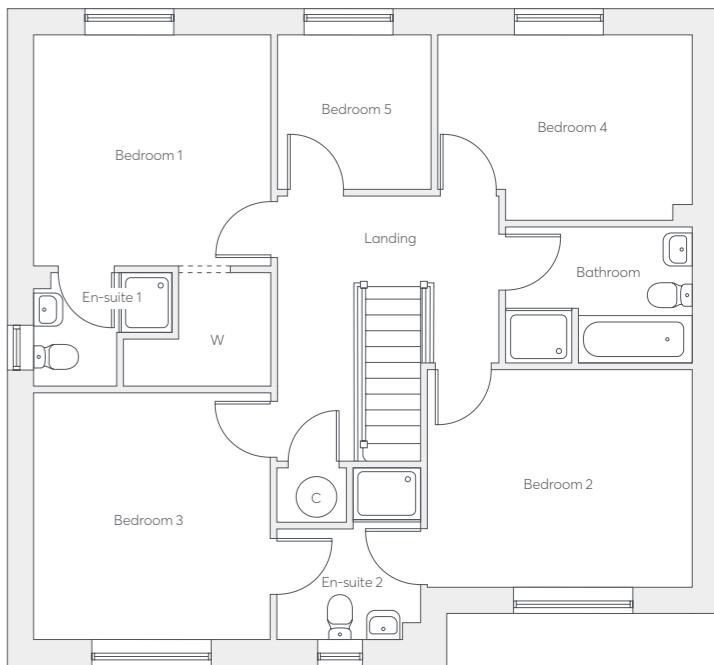


## Key Features

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

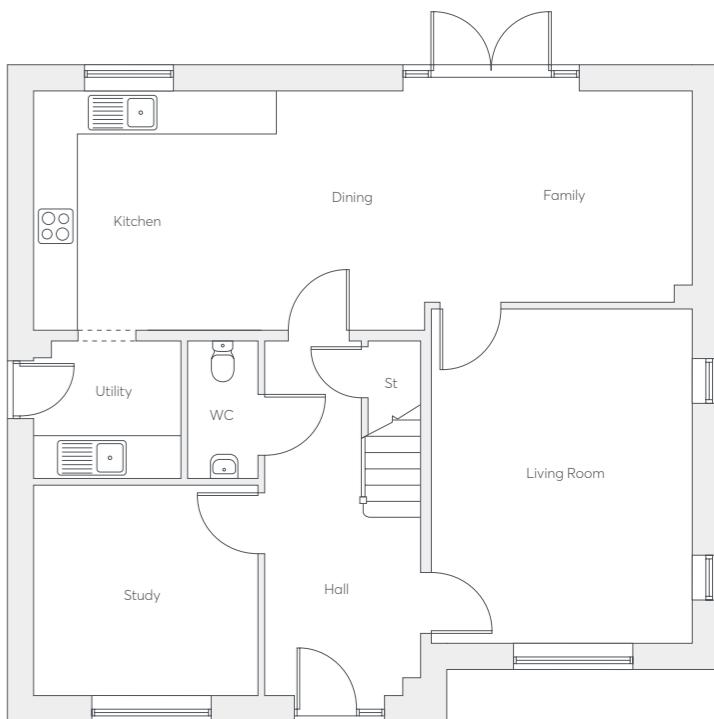
## First Floor

**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"



## 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"



# 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

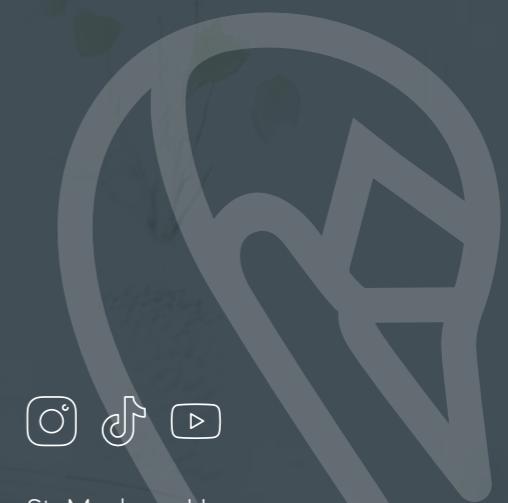
1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)

Rotovated topsoil to rear garden



Open daily  
Thursday to  
Monday  
Call:  
0333 060 4317  
Email:  
[valleyrise@stmodwenhomes.co.uk](mailto:valleyrise@stmodwenhomes.co.uk)  
Sat Nav:  
DH8 7DD

[stmodwenhomes.co.uk](http://stmodwenhomes.co.uk)



St. Modwen Homes,  
2 Centro Place, Pride Park,  
Derby, DE24 8RF

T: 0121 647 1000  
E: [sales@stmodwenhomes.co.uk](mailto:sales@stmodwenhomes.co.uk)

Please speak to a member of  
the Sales Team if you require this  
brochure in an alternative format