



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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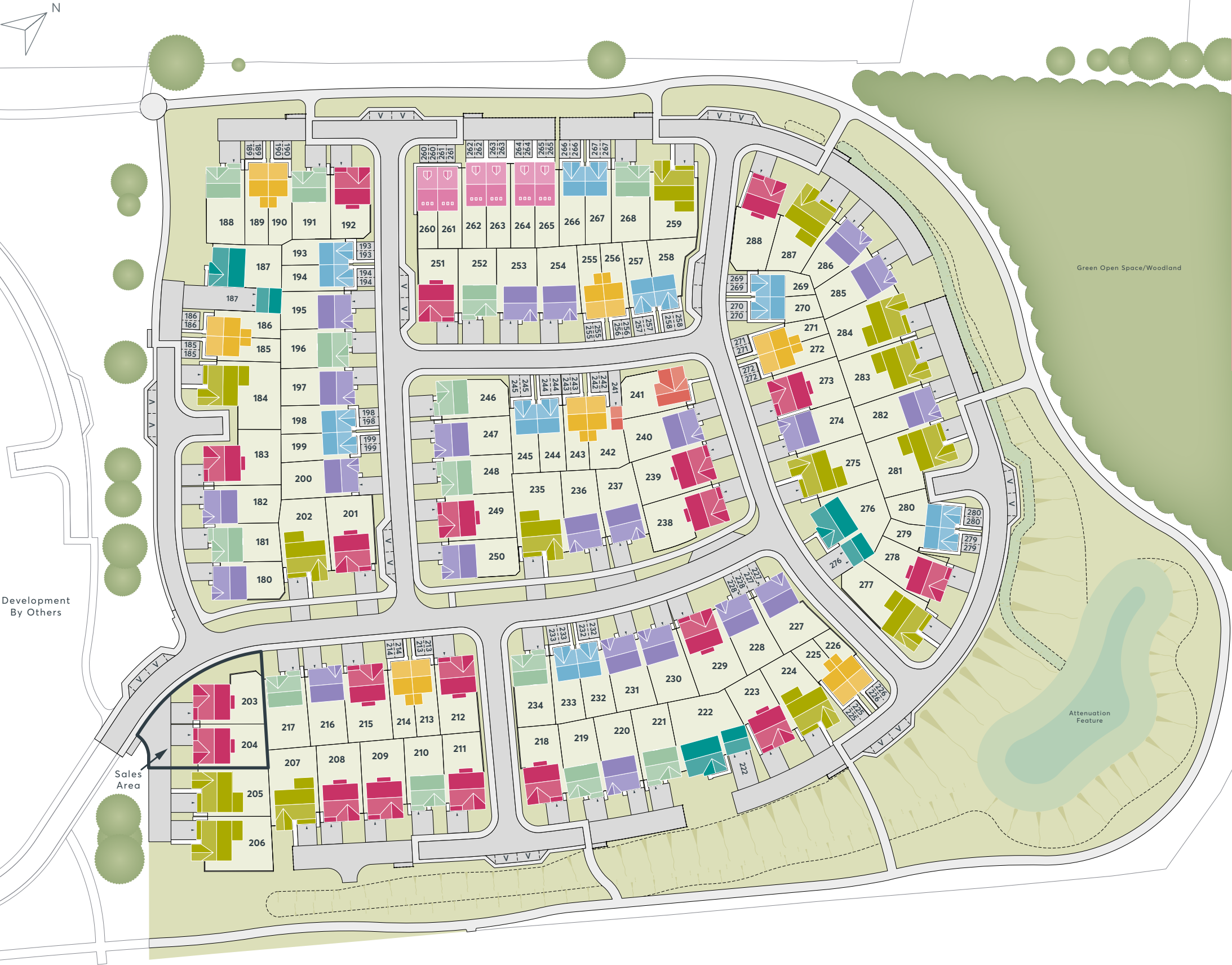


Here's why...

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

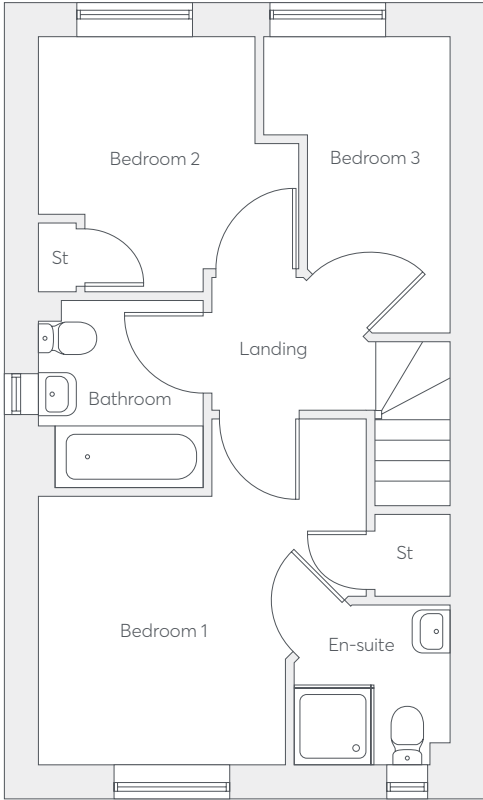
Key Features

- 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

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.

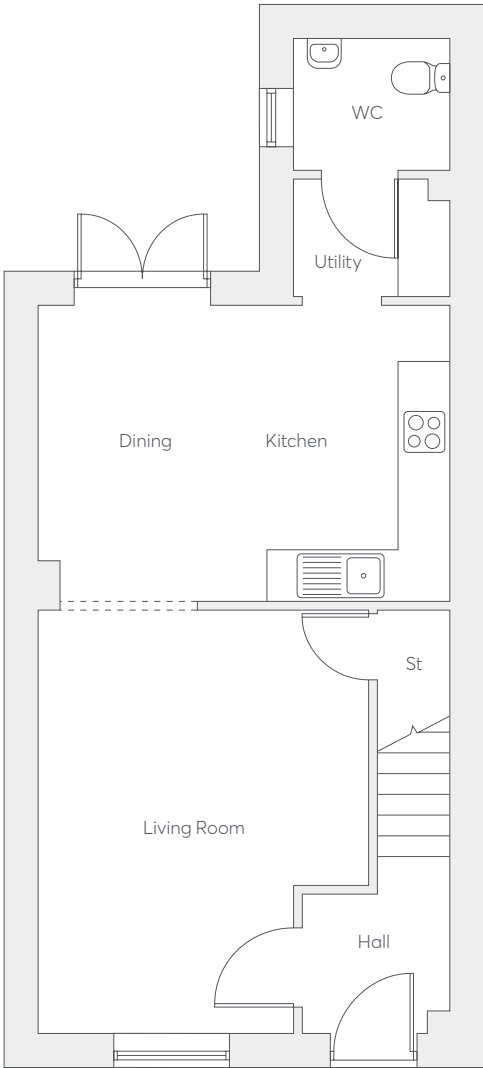
First Floor

- 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 Neighton

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

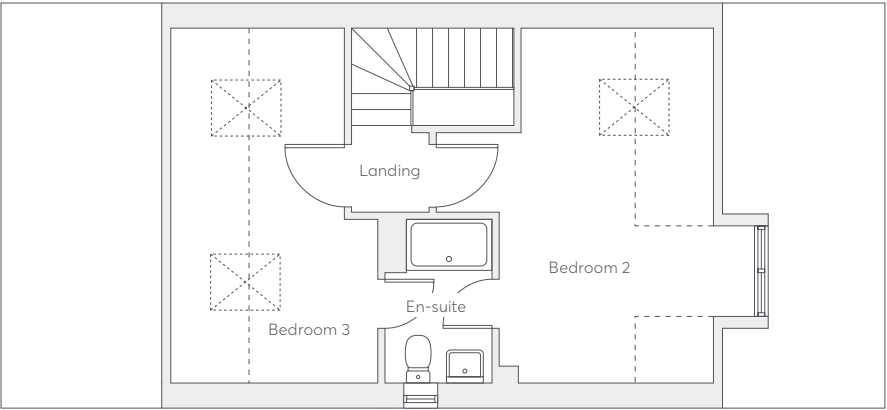
- Key Features**
 - Living/kitchen/dining room with french doors to garden
 - Ground floor main bedroom
 - Dual-access en-suite shower room
 - Full gas central heating
 - Double glazing and high-performance insulation throughout
 - Dormer window to bedroom 2
 - Ground floor bathroom

Valley Rise
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First Floor

- Bedroom 2**
 2.97m x 4.93m
 9'9" x 16'2"
- Bedroom 3**
 2.86m x 4.93m
 9'5" x 16'2"
- En-Suite**
 1.52m x 2.27m
 5'0" x 7'6"



Ground Floor

- Living/Kitchen/Dining**
 4.36m x 4.93m
 14'4" x 16'2"
- Bedroom 1/Living**
 4.04m x 3.32m
 13'3" x 10'11"
- Bathroom**
 2.60m x 2.21m
 8'6" x 7'3"



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

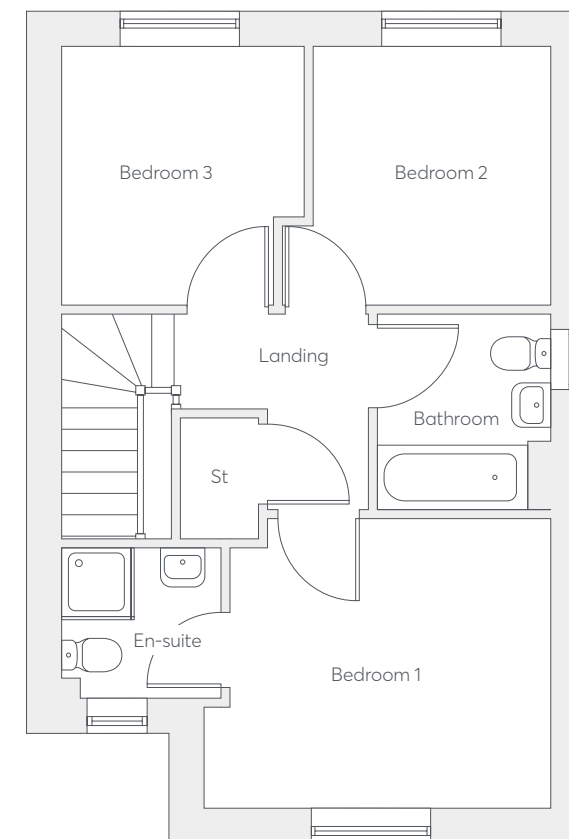
Bedroom 1
3.90m x 3.25m
12'9" x 10'8"

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

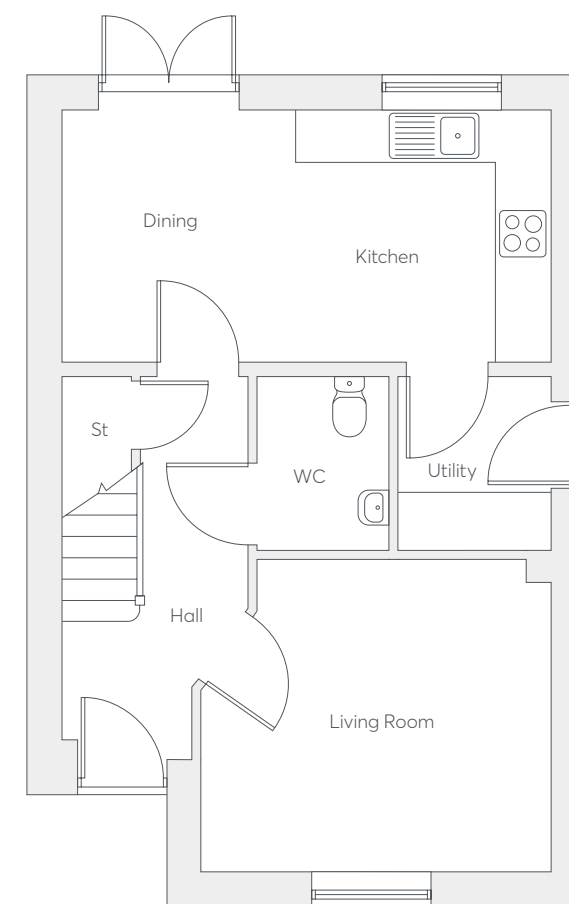
Living Room
3.90m x 3.50m
12'9" x 11'6"

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"





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

Valley Rise
St Modwen Homes

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First Floor

Bedroom 1
3.29m x 5.33m
10'9" x 17'6"

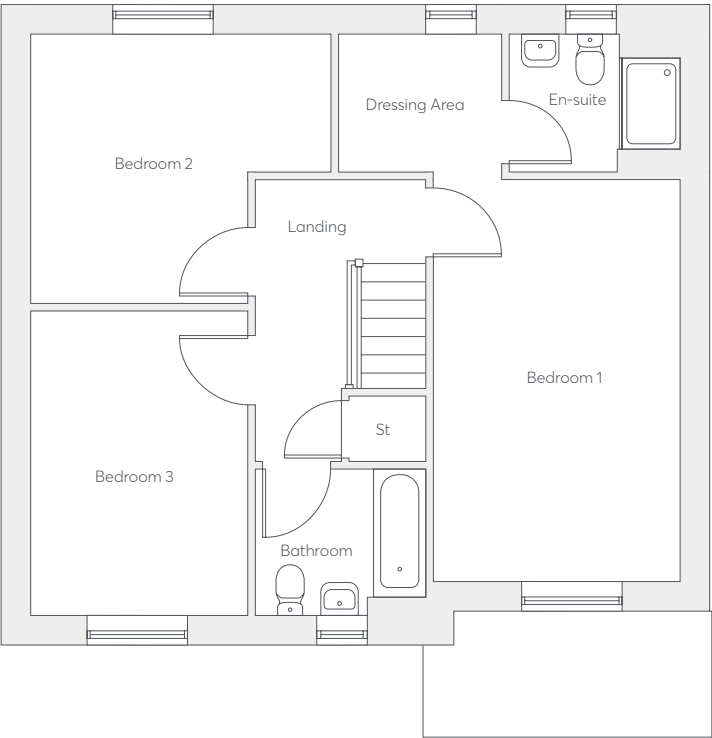
Dressing Area
2.17m x 1.85m
7'1" x 6'1"

En-Suite
2.28m x 1.85m
7'6" x 6'1"

Bedroom 2
3.99m x 3.58m
13'1" x 11'9"

Bedroom 3
2.90m x 4.05m
9'6" x 13'3"

Bathroom
2.26m x 1.96m
7'5" x 6'5"



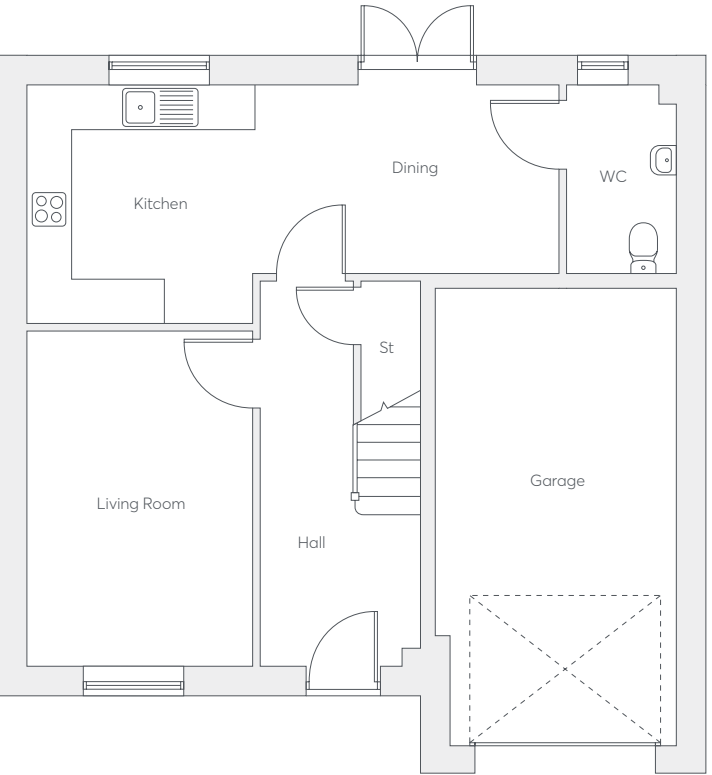
Ground Floor

Living Room
2.98m x 4.43m
9'9" x 14'7"

Kitchen
3.00m x 3.18m
9'10" x 10'5"

Dining
4.04m x 2.51m
13'3" x 8'3"

WC
1.50m x 2.51m
4'11" x 8'3"



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"

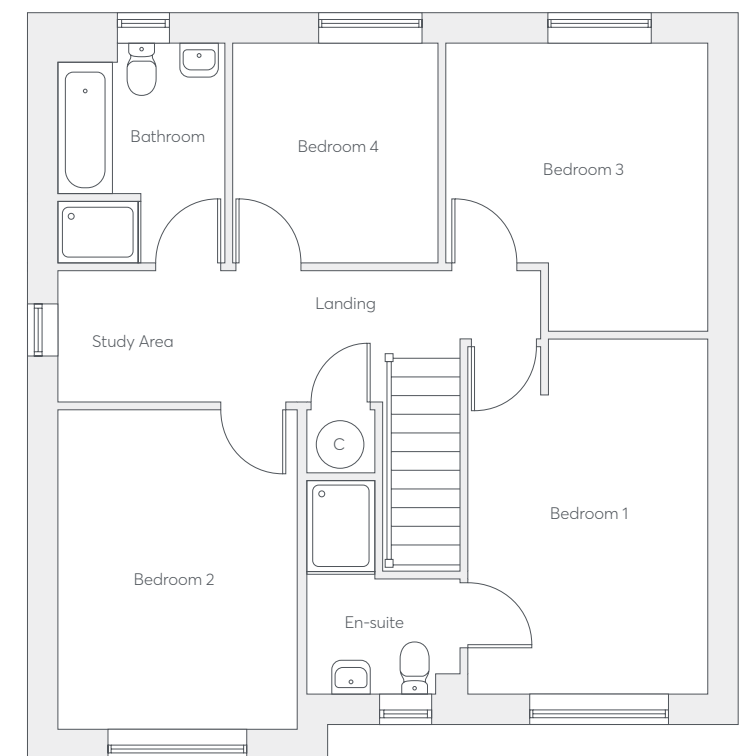
Bedroom 2
3.11m x 4.11m
10'2" x 13'6"

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

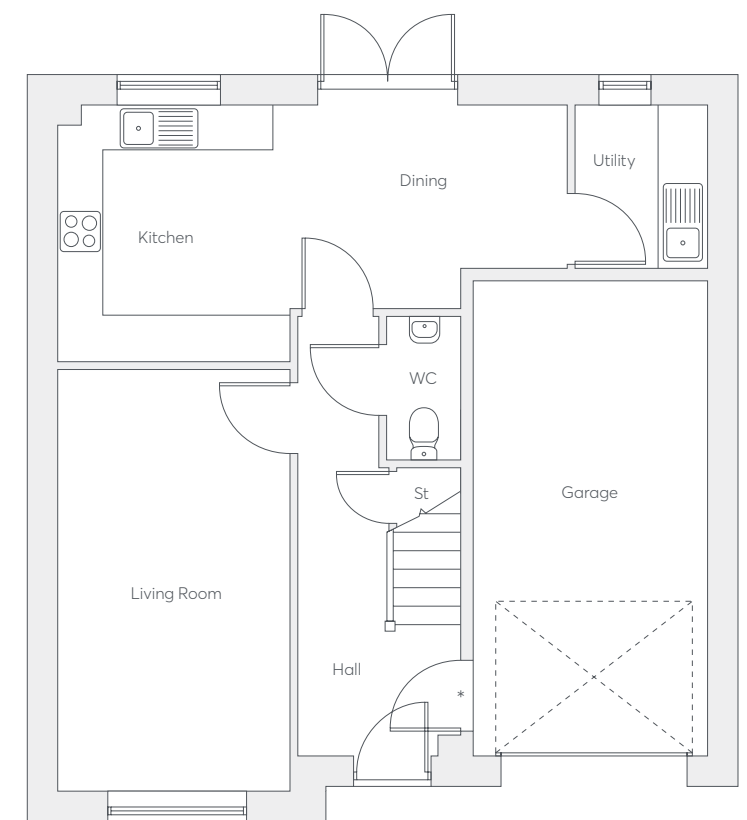
Living Room
3.00m x 5.42m
9'10" x 17'9"

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

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"

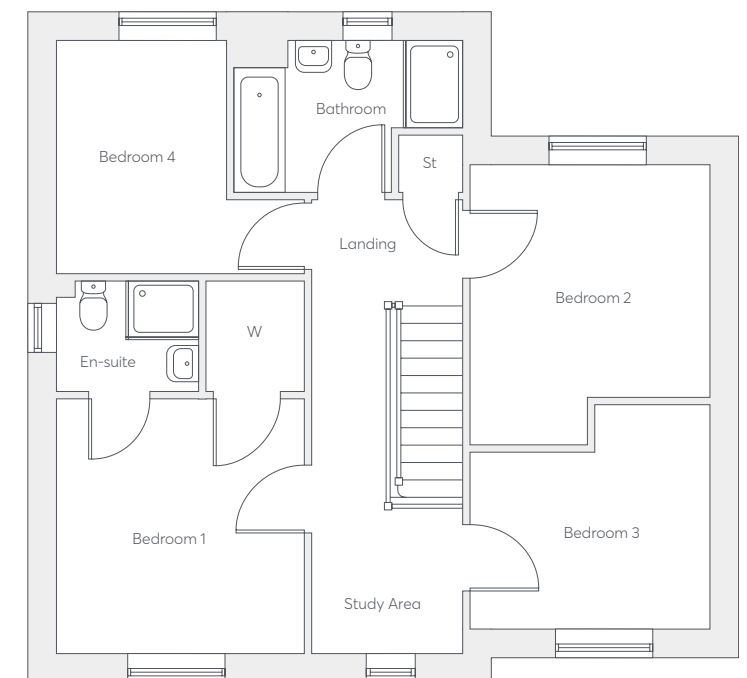
En-Suite
1.94m x 1.51m
6'4" x 5'0"

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"

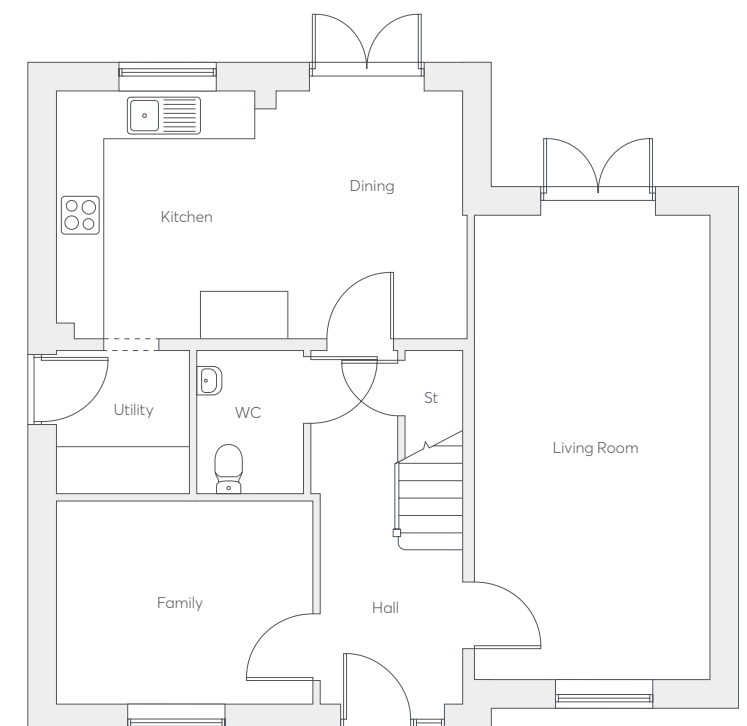
Kitchen
3.39m x 3.58m
11'1" x 11'9"

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

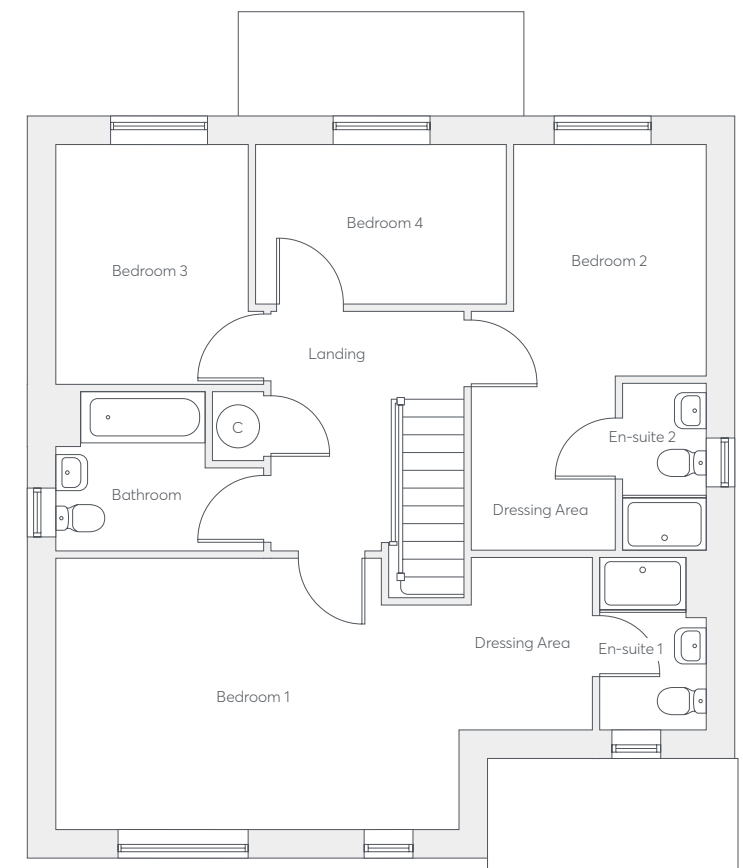
2.67m x 3.30m
8'9" x 10'10"

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

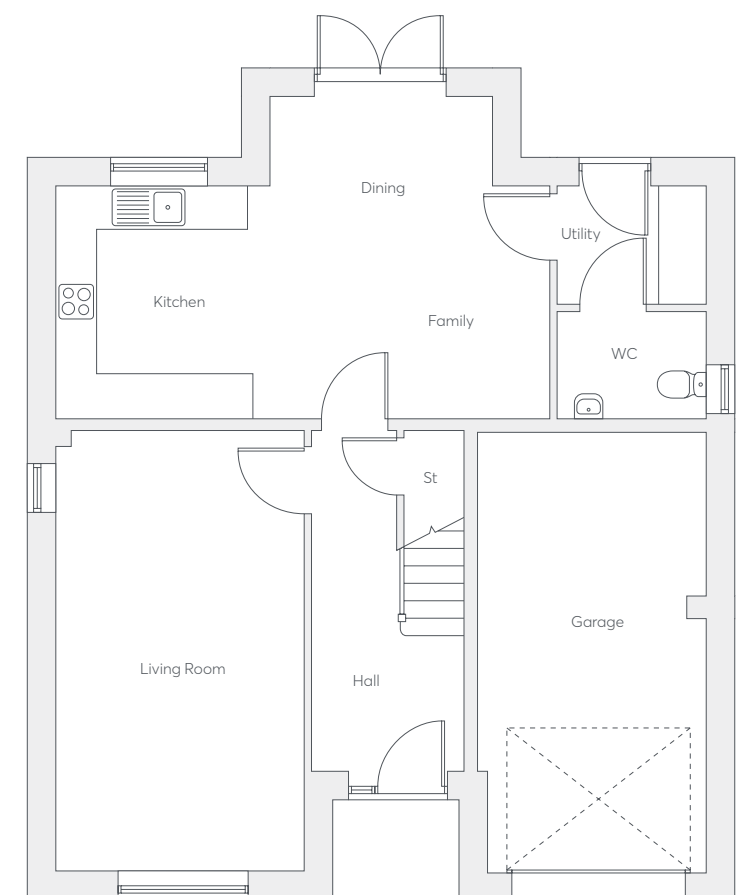
3.88m x 1.78m
12'9" x 5'10"

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"

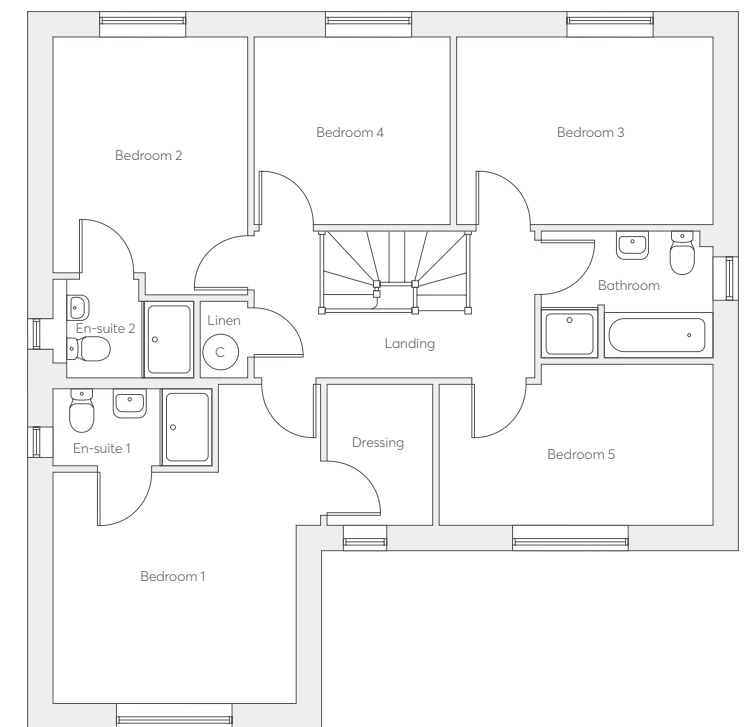
En-Suite 2
1.51m x 1.96m
4'11" x 6'5"

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"



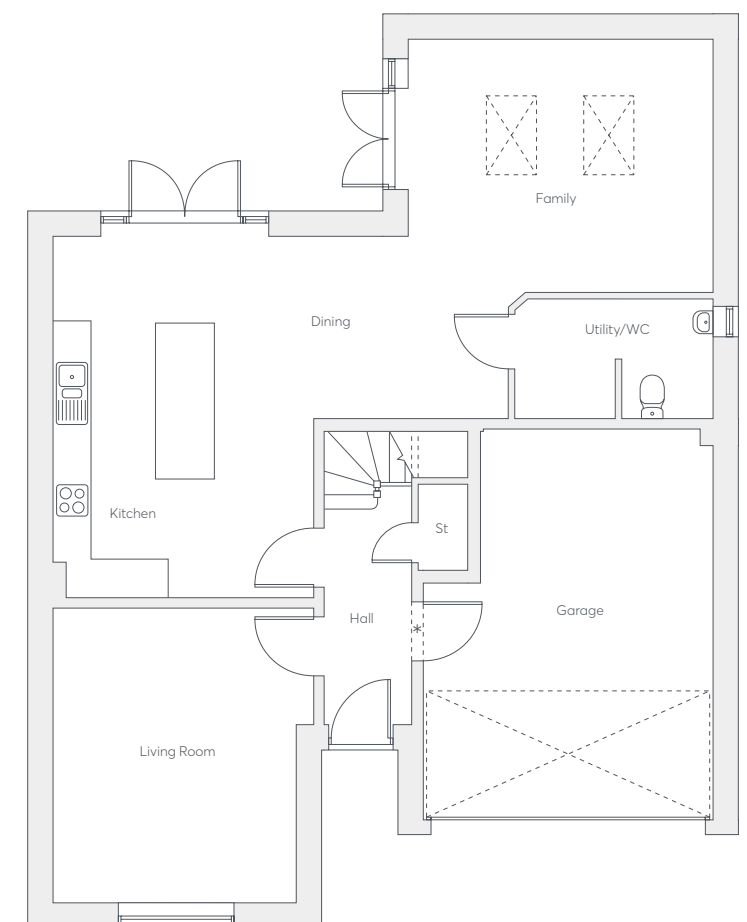
Ground Floor

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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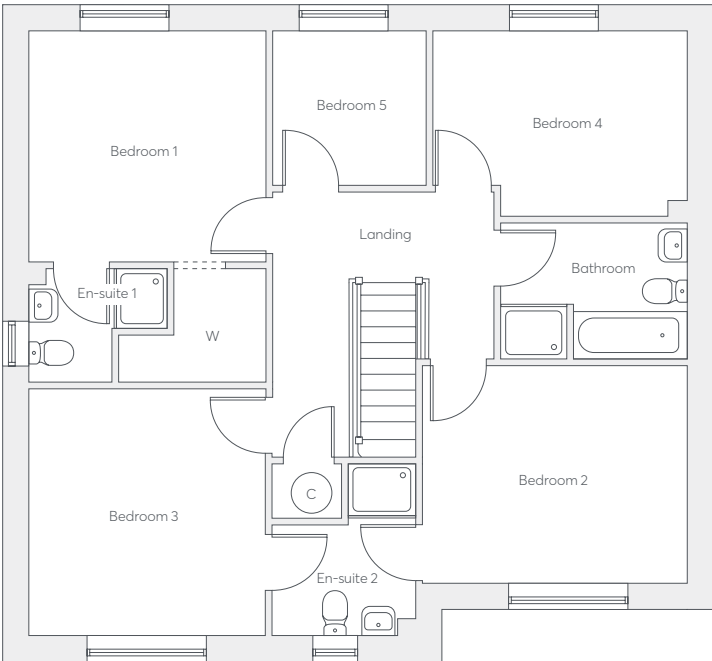
Key Features

- 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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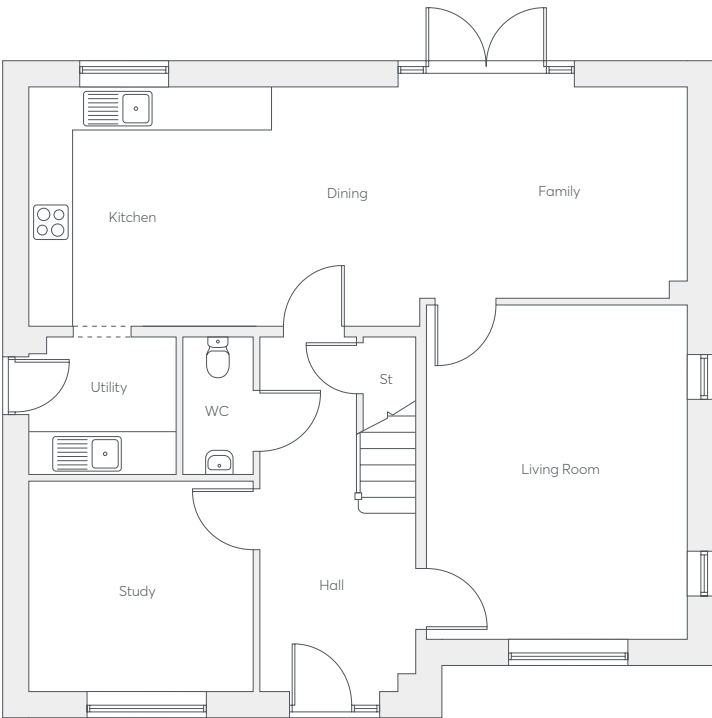
First Floor

- 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)
Soft close toilet seat

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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