



Plot 2, Dilston Rise,

Dilston, Corbridge, Northumberland, NE45 5RL

Guide Price: £735,000

An exciting opportunity to purchase a detached four bedroom property within the exclusive Dilston Rise development. The property offers spacious accommodation with high quality fixtures and fittings throughout together with landscaped gardens, double garage and driveway.

- Luxury four bedroom detached home
- Situated on an exclusive development of three detached properties
- Desirable location
- Double garage
- Lawned gardens with feature landscaping
- Build safe structural warranty
- Anticipated completion spring 2022

Tel: 01434 608980

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DILSTON RISE DEVELOPMENT

An exciting opportunity to purchase a detached four bedroom property within the exclusive Dilston Rise development.

The property offers spacious accommodation with high quality fixtures and fittings throughout together with landscaped gardens, double garage and driveway.

The development consists of three detached properties, situated in a rural yet convenient location between the charming and historical market towns of Corbridge and Hexham.

GENERAL BUILDING SPECIFICATION

Externally the properties, which are to be of timber framed construction, with the front and side elevations to be constructed in natural stone with dressed stone heads and cills. The remaining walls will be rendered blockwork with dressed stone heads, cills and window jambs.

High density insulation to floor, walls and ceilings throughout.

Traditional slate roof with natural stone water tables and aluminium rainwater goods.

Traditional timber double glazed sliding sash windows with high quality solid feature timber doors.

Double garage in natural stone with slate roof to match main house.

Lawned gardens with feature landscaping and fencing.

Mains water and electricity. Sewage to adjacent treatment plant.

Build safe structural warranty.

INTERIOR SPECIFICATION

Luxury bespoke kitchen units with a range of wall and base units including central island with hob and feature built in extractor canopy.

Each kitchen will be fitted with a built in oven, integrated fridge, freezer and dishwasher, brushed steel one and a half sink bowl with feature monobloc tap and worktops with upstands.

The utility room will feature a worktop with sink and spaces for washing machine and tumble dryer along with a walk in larder.

The downstairs WC, family bathroom and en-suite all feature contemporary sanitary fittings.

Each bathroom will have a carefully designed wall and floor tile scheme to complement the contemporary fittings including under floor heating and feature chrome towel rails.

Interior doors will be solid hardwood with hand painted finish and chrome handles.

Feature timber staircase with classic turned white oak balustrade.

An energy efficient condensing oil fired boiler will be fitted with an unvented hot water cylinder. Zoned underfloor heating will be installed to all ground floor rooms with radiators to first floor.



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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Hexham
Priestpopple, Hexham,
Northumberland, NE46 1PS
T: 01434 608980 / 609000
hexham@youngsrps.com

Newcastle
23 Grey Street,
Newcastle, NE1 6EE
T: 0191 2610300
newcastle@youngsrps.com

Alnwick
31-33 Bondgate Within,
Alnwick, NE66 1SX
T: 01665 606800
alnwick@youngsrps.com

Sedgefield
50 Front Street, Sedgefield,
Co. Durham, TS21 2AQ
T: 01740 622100 / 617377
sedgefield@youngsrps.com

Northallerton
80-81 High Street, Northallerton,
North Yorkshire, DL7 8EG
T: 01609 773004 / 781234
northallerton@youngsrps.com

Dumfries
Lochar House, Heathhall,
Dumfries DG1 3NU
T: 01387 402277
dumfries@youngsrps.com