



# WHITEHOUSE COURT

— WALKLEY —



# Whitehouse Court - Walkley

A unique development of two and three bedroom homes in the heart of the Steel City.





# Whitehouse Court

Situated just off Whitehouse Lane, within the ever popular community of Walkley, Whitehouse Court offers a range of beautifully designed homes.

Each style has been refined so that you can find your perfect match, in a home that provides a truly modern standard of city living.

Enter the welcoming grounds from Whitehouse Lane, where the broad driveway leads to the allocated residents' parking. There is a dedicated visitor parking area and additional un-allocated parking.



Whitehouse Court's enviable Walkley position places it within easy access of Sheffield's vibrant city centre.

Walkley is connected by superb transport links right across the city, including the Supertram and regular bus routes.

With the beautiful Primrose and Ruskin parks right on its doorstep, you are close to open green spaces for the whole family to enjoy.

## Landscape

Whitehouse Court truly offers a little haven of tranquility, within the heart of the steel city.



- **The Oak**  
Plot 1  
3 Bedroom Home
- **The Elm**  
Plots 2-5  
3 Bedroom Home
- **The Birch**  
Plots 6-11  
3 Bedroom Home
- **The Willow**  
Plots 12-14  
2 Bedroom Home



# The Oak

Standing majestically at the head of the court is The Oak, a stunning and unique three-bed detached home.

The double width driveway and extensive planting set the scene as you approach this detached feature home at the top of Whitehouse Court. The front porch leads through to the expansive open-plan living space comprising kitchen, dining and living areas, with stunning skylights and panoramic doors overlooking the rear garden. Unique to The Oak, a further door leads through to the utility and downstairs WC, which in turn provide access to the integral single garage. The first floor provides three generous bedrooms and the family bathroom. The master bedroom even enjoys its own elegant en suite shower room. Each of the spectacular homes in Whitehouse Court benefits from its own private garden, and The Oak is no exception. It offers a smart front lawn, rear access on both sides, as well as the double French doors out onto the raised patio, all leading to a generous rear garden.



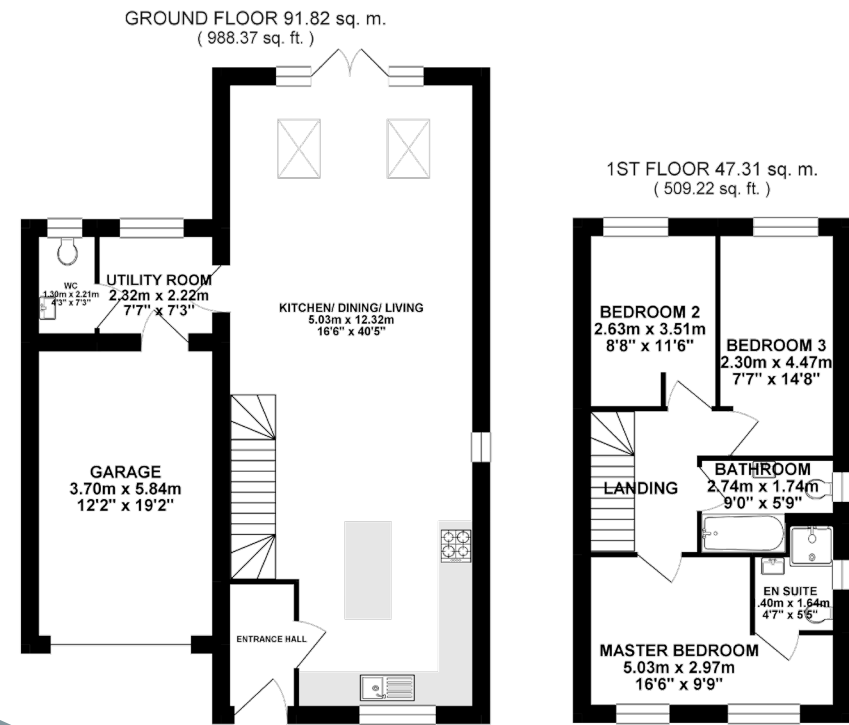
Plot 1 Exclusive 139sq.m (1498sq.ft.)

Entrance Hall 1.45m x 2.44m  
Kitchen/Dining/Living 5.03m x 12.32m  
W/C 1.30m x 2.21m  
Utility 2.32m x 2.22m  
Garage 3.70m x 5.84m

Master Bedroom 5.03m x 2.97m  
En Suite 1.40m x 1.64m  
Bedroom 2 3.51m x 2.63m  
Bedroom 3 4.47m x 2.30m  
Family Bathroom 2.74m x 1.74m  
Landing 2.70m x 2.18m

All Measurements Approx

# House Types

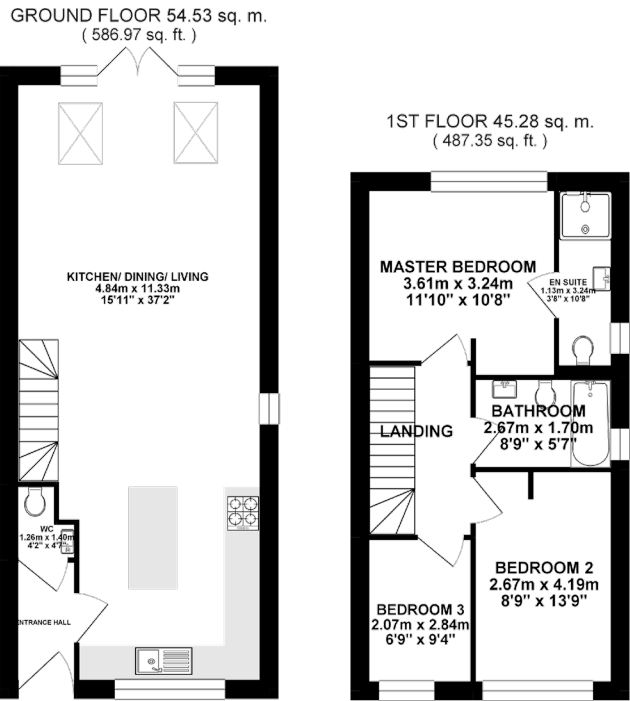


## Compare The Oak

- One Unique Plot
- Detached Home
- Separate Entrance Hall
- Smart Kitchen with Breakfast Island
- Huge Open-Plan Living Space
- Two Double Bedrooms
- One Generous Single
- Family Bathroom
- Master Bedroom En Suite
- Downstairs WC
- Fully Loaded Internal Spec
- Integrated Garage
- Double Driveway
- Utility Room
- Front Lawn, Rear Garden & Patio



# House Types



Plots 2-5 Semi-Detached 100sq.m (1074sq.ft.)

Entrance Hall 2.20m x 1.26m  
Kitchen/Dining/Living 11.33m x 4.84m  
W/C 1.40m x 1.26m

Master Bedroom 3.24m x 3.61m  
En Suite 1.13m x 3.24m  
Bedroom 2 2.67m x 4.19m  
Bedroom 3 2.07m x 2.84m  
Family Bathroom 2.67m x 1.70m  
Landing 3.22m x 2.07m

All Measurements Approx

\* Plot 5 is unique within the Elm Plots,  
as it boasts the end of the row position.  
It has two more windows in the open-plan living space  
and a single driveway.

## The Elm

In the very heart of the court you will find The Elms, grand three-bedroom, semi-detached homes with impressive gardens.

Offering three capable bedrooms, exquisite interiors and an outstanding feature living space, these semi-detached properties occupy a proud standing within the centre of the court. Entering from the private driveway\*, The Elm offers a front hall, off which is the ground floor WC, and the chic kitchen with central island. The kitchen is part of a much larger open-plan living space that fills the entire length of the ground floor with a stunningly contemporary feel. The lounge area of the ground floor benefits from both the skylights and panoramic doors allowing light to flood into the home, whilst providing access to the rear patio and garden beyond. Upstairs the gorgeous bedrooms are balanced by a family bathroom and an en suite shower room for the master bedroom.

### Compare The Elm

- Four Plots\*
- Semi-Detached Homes
- Separate Entrance Hall
- Smart Kitchen with Breakfast Island
- Huge Open-Plan Living Space
- Two Double Bedrooms
- One Capable Single
- Family Bathroom
- Master Bedroom En Suite
- Downstairs WC
- Fully Loaded Internal Spec
- Double Driveway\*
- Rear Garden & Patio





# The Birch

Founded proudly above Whitehouse Lane itself, you will find Whitehouse Court’s elegant Birch homes.

Enjoying the very best of the light from their south-facing hillside position, The Birch really stands out from the crowd.

Offering outstanding accommodation over two floors, two allocated parking spaces and a smart rear garden\*, these generous homes represent the style and substance of Whitehouse Court. They have a great deal to offer as family homes.

The ground floor entrance hall leads straight up the stairs, or off into the contemporary dining kitchen. Uniquely to The Birch, there is a separate living room, offering a little more privacy within the home without sacrificing the brilliantly bright French doors leading into the garden and patio area. The ground floor also provides a downstairs WC to keep the home practical for a larger family. The first floor comprises three capable bedrooms, the family bathroom and an en suite shower room for the master bedroom.

Plots 6-11 83sq.m (891sq.ft.)

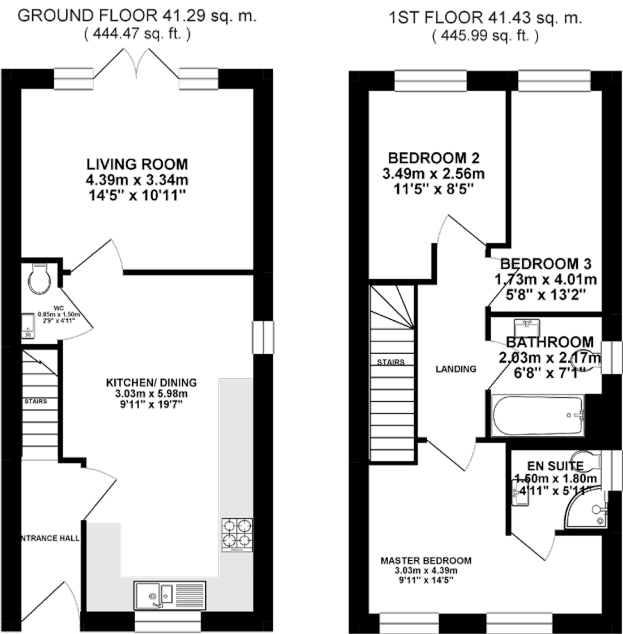
Entrance Hall 1.26m x 2.77m  
Kitchen/Dining 3.03m x 5.98m  
Living 3.34m x 4.39m  
W/C 1.50m x 0.85m

Master Bedroom 3.03m x 4.39m  
En Suite 1.50m x 1.80m  
Bedroom 2 2.56m x 3.49m  
Bedroom 3 4.01m x 1.73m  
Family Bathroom 2.17m x 2.03m  
Landing 2.23m x 2.68m

All Measurements Approx

\* Plot 11 is unique in offering both a rear patio garden and an additional corner front garden.

# House Types



## Compare The Birch

- Six Plots\*
- Semi-Detached Homes
- Separate Entrance Hall
- Separate Living Room
- Open-Plan Dining Kitchen
- Two Double Bedrooms
- One Capable Single
- Family Bathroom
- Master Bedroom En Suite
- Downstairs WC
- Fully Loaded Internal Spec
- Two Parking Spaces
- Rear Garden & Patio\*



# House Types

# The Willow

Whitehouse Court’s Willow homes are distinctive and beautiful mews style properties, offering a stylish and contemporary layout.

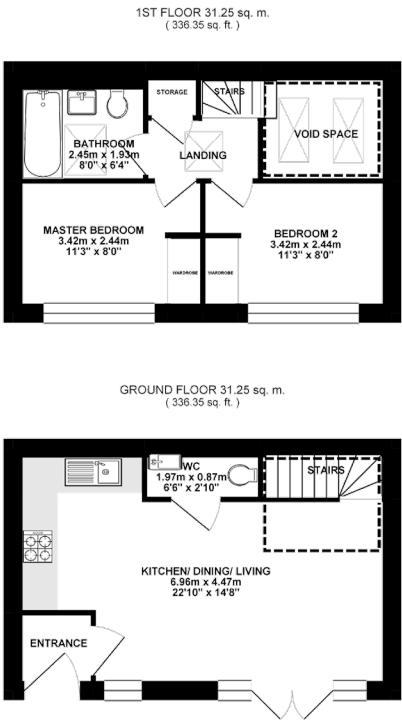
Providing the perfect start up or downsize living space, The Willow is an excellent design that enjoys an edge plot on the east side of Whitehouse Court. Facing onto the pedestrianised Grammar Street, they boast a unique seclusion and privacy in the leafy Walkley hillside.

The entrance foyer leads to the outstanding open-plan living space, comprising lounge, dining and kitchen areas. The Willow has front facing patio doors, bathing the house in light and leading to a private terrace and garden. Next to The Willows are three allocated resident’s parking spaces, one for each property.

Stairs rise to the first floor where the accommodation extends into the roof line, allowing for a spacious and airy feel to the two double bedrooms and family bathroom. The bathroom is also supplemented by a ground floor WC, keeping the home practical.

High set, auto rooflights bring sunlight into the rear of the property and down into the broad open stairwell, providing even more light to both floors and creating a spectacular atmosphere, unique to The Willow.

Plots 12-14	63sq.m (673sq.ft.)
Entrance Hall	1.38m x 1.34m
Kitchen/Dining/Living W/C	6.96m x 4.47m 1.97m x 0.87m
Master Bedroom	3.42m x 2.44m
Bedroom 2	3.42m x 2.44m
Family Bathroom	1.93m x 2.45m
Landing	1.92m x 0.95m
All Measurements Approx	



## Compare The Willow

- Three Plots
- Mews-Style Homes
- Separate Entrance Hall
- Smart Kitchen
- Huge Open-Plan Living Space
- Two Double Bedrooms
- Family Bathroom
- Downstairs WC
- Unique, Open, Sky-light Staircase
- Fully Loaded Internal Spec
- Allocated Parking Space
- Front Garden & Patio





# Specification & Décor

To say that the beautiful homes of Whitehouse Court are “Fully Loaded” does not do them justice.

The outstanding specification of all of these beautiful homes is entirely included within the market price.

From kitchens to carpets, doors to dishwashers, everything has been tailored to fit and integrate seamlessly, ensuring that your Whitehouse Court home is the very best it can be.

While final exact specifications are still subject to change, early reservations will have an opportunity to tailor their interior design.



## All Whitehouse Court homes will include:

- Security Alarm with PIR System
- Gas Combi-Boiler
- Gas or Electric Hob and Electric Oven
- Gloss or Matt Soft-Close Kitchen Doors and Drawers
- Floor Finishes Throughout
- Integrated Washer Dryer
- Integrated Fridge Freezer
- Integrated Dishwasher
- Digital Room Thermostats & Programmers with Temperature Zoning
- Turf to all Front and Rear Gardens
- 100% Low-Energy Lighting
- Designer Chrome Ironmongery
- Ceramic Bathroom Tiles
- Contemporary Squared Bathroom Suites
- Flagged Patio Area





# WALSHAW

— HOMES —



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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