



WHITELEY
QUARTERS

Whiteley Quarters

Whiteley Quarters is a fabulous new development of four high-end apartments, enviably located on a quiet cul-de-sac in the leafy suburb of Fulwood.

Development & location

Whiteley Quarters embodies exquisite design both inside and out. Built from locally sourced natural stone, its three-bedroom apartments boast high-spec fittings and bespoke interior finishes throughout.

Designed to maximise light and space, the apartments offer flexible open plan living, perfect for dining, entertaining or relaxing. High ceilings and increased height bi-fold doors leading onto private gardens or covered balconies extend the boundaries of each apartment, complementing the airy interiors.

Outside, each apartment gives two allocated parking spaces in private grounds behind automated access gates. The development also caters to the eco-conscious, with solar thermal panels and provision for electric car charging.

This is further supplemented by its unrivalled location both close to local shops and amenities and a stone's throw from Whiteley Woods, Forge Dam and the Porter Valley beyond.



The apartments

Designed and installed by My Fathers Heart, the Sie Matic kitchens offer the very latest in technology with Neff appliances, Bora downdraft extraction induction hobs and Quooker hot taps.

The well-designed luxury bathrooms reflect the space and specification of the rest of the development, complete with Porcelonosa tiles and high quality sanitary ware.

The master bedrooms are finished with dressing areas and en suites featuring double sink units, walk-in showers and fixed rain shower heads.

With exceptional attention to detail, these impressive apartments

are finished with powder coated aluminium windows & doors, custom skirting and architrave, ambient lighting and remote controllable, zoned underfloor heating throughout.

Dorsia Homes

Whiteley Quarters is brought to you by Dorsia Homes, residential property developers with over 25 years' experience in South West Sheffield and the Peak District.

Specialising in bespoke new build and conversion projects, their previous developments showcase the quality and style for which Dorsia have become known, with thoughtfully designed layouts and beautiful interiors.

Site Plan



The Location and Area

Whiteley Quarters is located in one of Sheffield's premier locations, with a whole host of shops, pubs and restaurants right on the doorstep.

Surrounded by local landmarks, such as Whiteley Woods and Forge Dam, the stunning suburb of Fulwood has it all.

With easy transport routes to nearby Broomhill, Ecclesall Road and Sheffield City Centre. It truly is a fantastic place to live.

Here's our handy guide to the area.

Where to Eat

Lavang Sheffield, 0.4 miles

478-480 Fulwood Rd, Sheffield S10 3QD

A fantastic Indian restaurant offering a range of delicious plates suitable for all palates.

Rafters, 0.6 miles

220 Oakbrook Rd, Sheffield S11 7ED

Often described as one of Sheffield's best restaurants, Rafters has long impressed with its consistently high standards of cooking – we highly recommend you pay them a visit.

Where to Socialise

Rising Sun Inn, 0.4 miles

471 Fulwood Rd, Sheffield S10 3QA

A lovely community pub showcasing



Whiteley Woods, 0.1 miles

real ales, alongside traditional British food with a twist.

The Florentine, 1.1 miles

Tapton Park Rd, Sheffield S10 3FG

A modern, cosy pub featuring hand crafted drinks and an impressive food menu for you to choose from.

Where to Go

Whiteley Woods, 0.1 miles

Whiteley Wood Rd, Sheffield

Accessed via a footpath off Woodfindin Road to the rear of Whiteley Quarters, it is the perfect place to go for a walk, whatever the weather – and it's right on the doorstep.

Forge Dam, 0.3 miles

Whiteley Lane, Sheffield S10 4GL

Also reachable using the footpath off Woofindin Road, Forge Dam in the heart of Fulwood is ideal for a Sunday stroll. Make sure you stop off at the excellent café.

Where to Shop

Tesco Esso Express, 0.3 miles

Fulwood Rd, Sheffield S10 3QA

Truffles, 0.4 miles

68A Brookhouse Hill, Sheffield S10 3TB

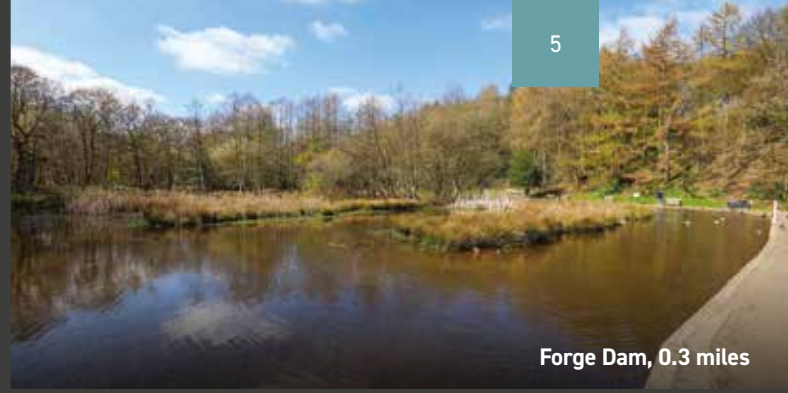
A delightful little card, gift and chocolate shop in the heart of Fulwood – be sure to try the Swiss truffles!

The Co-operative Food, 0.5 miles

2 Brooklands Ave, Sheffield S10 4GA



Rising Sun Inn, 0.4 miles



Forge Dam, 0.3 miles



Sheffield City Centre, 3.3 miles



Lavang, 0.4 miles



Forge Dam Café, 0.3 miles



The University of Sheffield, Firth Court, 2.5 miles



Rafters, 0.6 miles



Sheffield Station, 3.7 miles

Ground Floor Property Plan

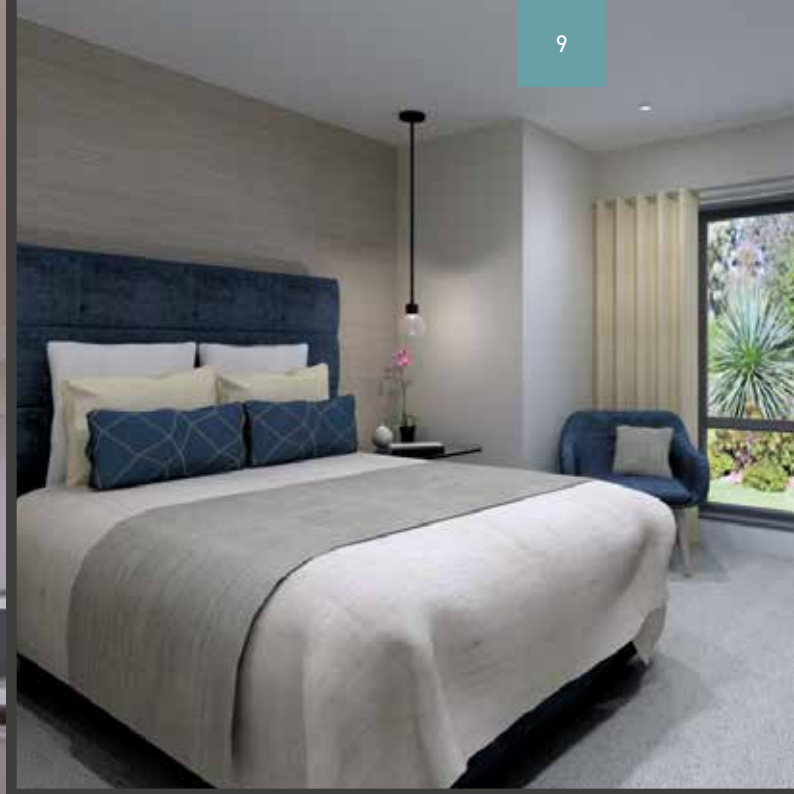


Total area: approx. 103.8 sq. metres (1117.0 sq. feet)

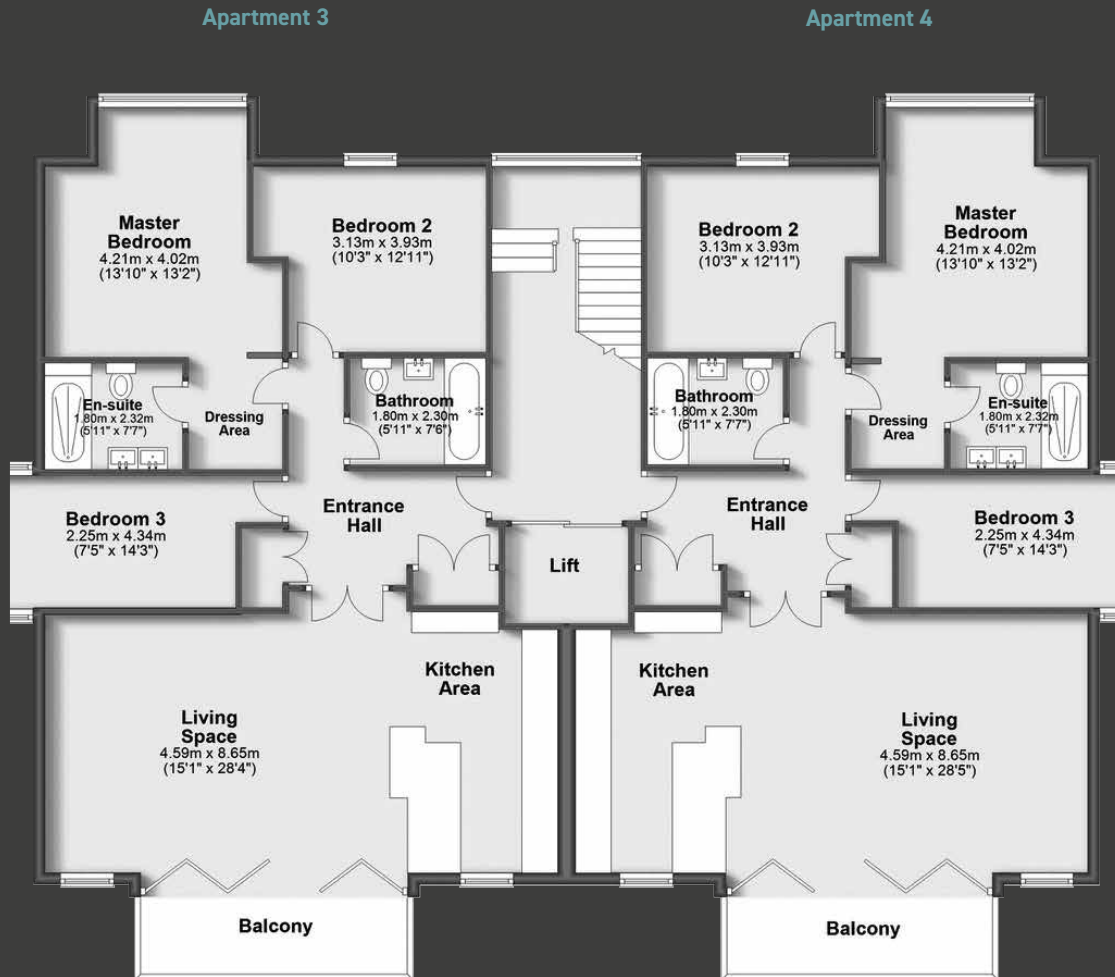
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First Floor Property Plan



Total area: approx. 106.5 sq. metres (1146.6 sq. feet)
(Sq. feet measurement includes balcony)

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(Sq. feet measurement includes balcony)



Property Specification

Kitchen: Designed and installed by My Fathers Heart

- Bespoke contemporary cabinetry by Sie Matic
- Silestone by Cosentino 20mm Quartz Worktops
- Custom made mirrored splash back
- Neff single oven and second oven/ microwave combi
- Bora downdraft induction hob
- Blanco under mounted 1.5 bowl sink
- Quooker flex boiling water tap with pull out hose
- Neff Integrated dishwasher
- Neff Integrated fridge freezer
- Ambient lighting
- Space and plumbing for a washing machine within utility cupboard

En suite

- Porcelanosa wall and floor tiles – fully tiled
- Sanitary ware: Duravit or equivalent
- Brassware: Hansgrohe, Vado or equivalent
- Wall hung double sinks with vanity unit
- Wall hung toilets
- Large walk in showers with fixed Rain Head and separate adjustable hand held shower.
- Heated towel rails – chrome
- Under Floor Heating
- Heated mirror

Family Bathroom As above except for:

- Shower over luxury bath
- Single basin with vanity unit

Flooring

- Hallway and Kitchen/living diner: Engineered wooden flooring or similar
- Master Bedroom: Carpet
- Bedroom 2 and 3: Carpet

Internal

- Beam and block solid floor construction
- Generous ceiling heights 2.55M
- High quality pre-finished internal doors
- Custom skirting and architrave
- Professional paints
- Custom made increased height bi-fold doors (height 2.3m) onto either a private garden) GF Apartments or large covered balcony (FF Apartments)
- Burglar Alarm
- Low energy LED lighting throughout

Heating and Hot water

- Gas central heating (Vaillant System Boiler serving warm water under floor heating throughout)
- Separate thermostatically controlled zones throughout each apartment. Controllable wirelessly and remotely via a Smart Phone
- Direct unvented hot water cylinder (pressurised system mains fed to deliver hot water at mains pressure)
- Cylinder is solar enabled
- Dedicated solar thermal panels, capable of providing around 50% of the annual hot water to each apartment

External and Communal

- Built from local sourced natural stone
- Powder coated aluminium double-glazed argon filled windows and doors
- South facing private gardens (GF Apartments) with views over the Porter Valley
- South facing balconies (FF Apartments) with views over the Porter Valley
- Automated access gates
- 2 large allocated car parking spaces per apartment
- Cycle store
- Provision for electric car charging point
- Well-appointed 8 person (630 kg) passenger lift
- External lighting
- Furnished and well-appointed communal stair and lobby areas

Warranty

- Advantage (AHCI Ltd) 10 Year building warranty

Options

- Chimney breast (no cost option)
- Gazco Studio Range Built in Gas fire or similar
- Wardrobes

All subject to change at the developer's discretion.



Front Elevation



Rear Elevation



Front Elevation

SieMatic

 my fathers heart

PORCELANOSA

 **BORA**

 **Advantage**



DORSIA
H O M E S

dorsiahomes.co.uk

For viewings and further information contact:



T: 0114 299 4144

E: newhomes@redbrik.co.uk

redbrik.co.uk/whiteley-quarters