

CLOVERLEAF COURT

MAIN ROAD
WHARNCLIFFE SIDE
SHEFFIELD
SOUTH YORKSHIRE
S35 0DP



YORKSHIRE'S PREMIER NEW HOME BUILDER

At Erris Homes, we take pride in providing quality new homes for the modern family. Whether it's your first step on the property ladder, you have a growing family in need of more space or you're looking to downsize, we have a home for you.

After completing successful developments in South and West Yorkshire, our vision remains the same – to continue building communities for the future.

We take pride in turning houses into homes to be enjoyed by the discerning homebuyer at a fair price. To ensure we cater for all our customers' needs, we apply modern, luxury design and quality build features across all of our homes with caring family values at the centre of everything we do.

Our experienced sales and management team are happy to help you on your new-build journey and can provide a range of support services to suit all circumstances, including our popular Smart Move scheme.

Just like the families we have already helped into their new Erris home, you can trust us to make sure we build the perfect home that suits your needs.

Over the next few years, we hope many more homebuyers will also enjoy the benefits of living in a new Erris home and become part of the Erris community.

I am proud to present our latest development and I look forward to welcoming you to Cloverleaf Court.

Michael Howard

Managing Director Erris Homes Ltd.



EXPERIENCE EXCELLENCE AT CLOVERLEAF COURT

From the picturesque backdrop to the extraordinary design and quality of our homes, Cloverleaf Court is a unique blend of high-quality contemporary design and rustic countryside living.

We offer a precision-led approach that only a small housebuilder could achieve to maximise space, comfort, and efficiency, and the exceptional designer specification included in the Excellence Collection ensures you are embraced in quality every day.

WELCOME TO THE ERRIS LIFE



Family friendly values

We pride ourselves in turning houses into homes. To help us do this, we ensure our core values are the lifeblood of everything we do. We are proud and passionate Yorkshire home builders who endeavour to curate lifelong communities across the county and provide an outstanding home-buying journey for every one of our customers.



A personal touch

'My home is smart, modern, and in an ideal location. It reminds me of my London living but with all the Yorkshire charm! Plus, the three levels work for our family life. We like the way Erris work as a smaller housebuilder - we definitely received a more personal service.'

Carly Hobbs, Erris Homes Customer



Building communities

At every Erris Homes site, we make a conscious effort to get involved with local community groups, schools and environmental projects to help build better, happier communities for our customers to live. In 2019, we donated a whopping £8,674 to local charities and community projects across Yorkshire, including schools and hospitals!

IN AND AROUND THE AREA

Nestled on the beautiful bank of the River Don and boasting breathtaking countryside views, Cloverleaf Court is an idyllic semi-rural haven perfect for those seeking a high quality of life with easy access to local amenities and nearby attractions.

Cloverleaf Court's enviable location on the doorstep of the Peak District opens up a world of possibilities for nature lovers and adventure seekers, and ease of access to the vibrant centre of Sheffield makes Wharnccliffe Side an ideal neighbourhood for avid city-goers and commuters alike.

Closer to home this development sits alongside two charming pubs, a handy local Post Office, and Wharnccliffe Side Primary School. Fox Valley Retail Park, Lidl, and Co-op are also a mere stone's throw away in Stocksbridge.

LOCAL AMENITIES

The Wharnccliffe Arms Pub & Restaurant	285ft
Wharnccliffe Side Post Office	0.4mi
Lidl and Co-op	3.5mi
Fox Valley Retail Park	3.5mi

LOCAL SCHOOLS

Ofsted: Good - Wharnccliffe Side Primary	0.5mi
Ofsted: Outstanding - Oughtibridge Primary	1.5mi
Ofsted: Good - Parkwood E-ACT Academy	4.8mi
Ofsted: Good - Forge Valley	5mi

TRAVEL

To Sheffield	Car 30 mins Bus 40 mins Cycle 34 mins
To Rotherham	Car 27 mins Train 57 mins
To Barnsley	Car 26 mins Bus 1hr 22
To Leeds	Car 45 mins

LEISURE

Peak District National Park	0.7ml
Stocksbridge Golf Club	3.0ml
Valley Centertainment	7.7ml
Fly DSA Arena	7.7ml



WELCOME TO CLOVERLEAF COURT...

HOUSE TYPE KEY



MULGRAVE



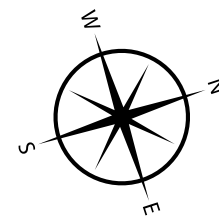
SHERWOOD



ASHTON



NEWBRIDGE





**BUILDING TRUST.
BUILDING COMMUNITIES.
BUILDING HOMES FOR THE FUTURE.**



HIGHER QUALITY AS STANDARD

Make your next step on the property ladder a step above the rest with the Excellence Collection. Presenting a superior specification as standard, the Excellence Collection is thoughtfully designed to boost wellbeing and enhance family living.

The Excellence Collection features larger, higher-specification homes perfect for families seeking a forever home with a premium edge in Yorkshire.

Here at Erris Homes, we understand the demands of modern-day family living can sometimes make it hard to spend time with loved ones. That's why the Excellence Collection features a **double integrated Zanussi oven** as standard.

A double oven is perfect for those cooking for larger families or hosting a group of friends and the divided temperature control allows you to cook a wide variety of dishes at once, so you can spend less time in the kitchen and more time around the dinner table with those who really matter.

The Excellence Collection boasts a higher technological specification, including **electric garage doors** and modern **USB sockets** to the kitchen and master bedroom. Technology is transforming the way we live, and Erris Homes are firm believers that seemingly minute technological enhancements really can make a world of difference.

Although every Erris home adheres to rigorous building standards to ensure maximum safety and security, electric garage doors bestow an extra safeguarding layer by minimising the need for manual locking and unlocking and offering a further level of security against thieves.



An integrated double Zanussi oven comes as standard in the Excellence Collection.

EFFORTLESS LIVING

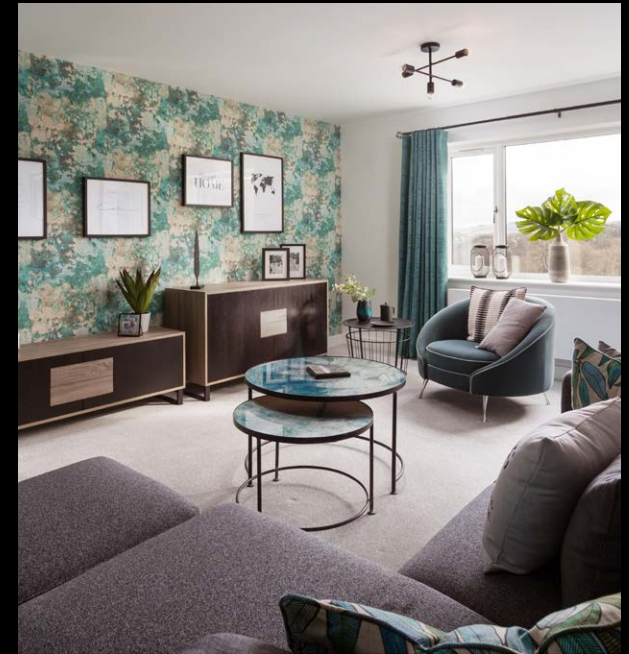
USB sockets to the kitchen and master bedroom take modern living in an Erris home to a higher level. Integrated appliances and USB sockets ensure Erris kitchens stay as neat and tidy as possible, leaving your plug sockets free for additional appliances such as kettles, slow cookers, and blenders.

This means you are free to follow online recipes, play music, and fully utilise your kitchen without worrying about your mobile, tablet, or speaker losing power! Similarly, USB sockets in the master bedroom allow you to use appliances such as hairdryers, straighteners, and bedside lamps whilst charging phones, tablets, speakers, and other USB-charged devices without worrying about unsightly extension cables or cubes.

One of the greatest perks of a new-build home is the ability to customise every inch of your home from bathroom tiles to kitchen splashbacks. The Excellence Collection includes an **additional number of premium Symphony kitchen and utility unit doors available as standard**, so you have a greater variety of stylish options to choose from when customising your home.

A **fitted wardrobe** to the master bedroom offers copious storage for clothes, shoes, and accessories without compromising on space and style. Whether you are a fan of sleek mirrored panels or space-saving sliding doors, there are ample ways to make fitted wardrobes enhance your bedroom and complement your décor. The absence of nooks and crannies makes fitted wardrobes a logical solution for those with little time to spend cleaning – no need to dust on top or pull free-standing wardrobes out to Hoover behind! Instead, you are free to spend more time relaxing with family and enjoying every inch of your home.

Chrome sockets are featured throughout the entirety of homes in the Excellence Collection, infusing each home with an additional touch of seamless elegance and sophistication, and **turf to the rear gardens** means the whole family can enjoy the freedom of a great outdoor space from the moment you move in.



Choose from an increased selection of premium kitchen doors and drawers, and benefit from sophisticated chrome sockets throughout the home.

THE EXCELLENCE COLLECTION SPECIFICATION

KITCHEN

- Range of designer kitchens with premium soft-close cabinets and drawers
- Integrated Zanussi double oven, fridge freezer, and dishwasher
- 40mm worktop with upstand
- Stainless steel Zanussi gas hob and cooker hood
- Stainless steel 1.5 bowl sink with mixer tap
- Contemporary under-cabinet downlights
- Chrome USB socket

OPTIONAL UPGRADES

- Quartz worktop
- Integrated microwave/oven combi
- Induction hob
- Wine cooler

BATHROOM

- Contemporary Geberit bathroom suite
- Polished chrome shower above bath*
- Glass shower screen
- Stylish vanity unit
- Half-height wall tiling
- Polished chrome downlights

*Please note the Newbridge home has stand-alone showers instead of showers over the bath.

OPTIONAL UPGRADES

- Additional tile choices
- Full-height wall tiling
- Rainfall shower head
- Shaver/charger socket

EN-SUITE

- Sleek Geberit bathroom suite
- Rain-head dual outlet shower with low-profile shower tray
- Stylish vanity unit
- Polished chrome downlights
- Full-height wall tiling to shower area
- Shaver/charger socket

OPTIONAL UPGRADES

- Additional tile choices
- Full-height wall tiling

WC

- Sophisticated Geberit two-piece suite
- Stylish semi-pedestal basin
- Polished chrome downlights

OPTIONAL UPGRADES

- Additional tile choices

UTILITY

- Premium fitted base units
- 40mm worktop with upstand
- Plumbing for washer/dryer
- Stainless steel sink

OPTIONAL UPGRADES

- Quartz worktop
- Washer/dryer

INTERNAL FEATURES

- Fitted sliding door wardrobes to master bedroom
- Stylish white panelled designer doors
- Ceilings and walls finished in white emulsion throughout
- Gloss to woodwork
- High-efficiency Vaillant combination boiler
- Designer Stelrad radiators with TRV controls
- Digital pre-wired aerial
- TV points and telecoms connections to three points
- Chrome USB socket to master bedroom

OPTIONAL UPGRADES

- Flooring
- Oak effect doors
- Additional chrome sockets
- Additional TV and telecoms points

EXTERNAL FEATURES

- Black front door with chrome letter plate
- French doors to the rear
- Low-maintenance soffits and fascias
- Turf to rear garden
- External light to porch
- External light to the rear
- Patio to rear
- External tap
- External socket
- Intelligent and highly efficient double glazing
- Anthracite colour window frames, white on the inside
- Integral garage with electric garage door, socket, and personnel door

DESIGNER FEATURES, QUALITY ASSURED

We are proud to work with leading UK brands



Symphony®



PARKSIDE



Vaillant

ELLE
DECORATION



The PIR insulation used in the roof and the installation protocols are to a high specification, retaining heat more efficiently to keep you warm and the running costs down

Award winning boilers keep you cosy and reduce your energy bills thanks to their built-in intelligent controls

Intelligent glazing that reduces heat loss and traps in UV heat from the sun, with great acoustic properties

Low energy light fittings to lower your electricity usage

Independent monitoring at key construction stages and post-completion testing ensure we maximise the quality and efficiency of every home

Air tight construction techniques combined with post-completion testing further improve thermal performance by keeping cold and noise out

THE SMART WAY TO SAVE ENERGY

It doesn't matter if you are cosying up watching Netflix or the kids are playing computer games, you can rest assured your energy bills aren't costing the earth in your new Erris Home.

An Erris home can be over 50% more energy efficient than standard housing stock using the same energy suppliers. Exceptional modern building techniques such as additional airtightness measures, super-insulated roof spaces, intelligent double-glazing and high efficiency boilers ensure you won't catch a frosty winter chill from draughts and general heat loss.

With our state-of-the-art building approach, you can save over £1,400 a year on your heating bills compared to other average UK homes.*

* Zero Carbon Hub and NHBC Foundation 2013.

LET ERRIS BUILD THE
PERFECT HOME FOR YOU...



WHAT OUR CUSTOMERS SAY

We are pleased to say that 9 out of 10 Erris Homes customers surveyed would recommend us to a friend!*

But what exactly makes an Erris home so special? We asked our customers to share their honest experiences and let us know...

*9 out of 10 Erris Homes customers surveyed in 2019-2020 would recommend Erris Homes to a friend.
Data correct at time of publication.



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CONNOR AND BETHANY, ROSEMEADE

Huddersfield

“We were attracted to the location at first, but as soon as we saw the show home, we knew we wanted an Erris Homes new build. It has exceeded our expectations massively. Erris made everything so easy, especially through a global pandemic. The on-site management team have been excellent, and any questions or queries have been dealt with promptly.”



“

MATTHEW AND LAURA, ROSEME ADE

Huddersfield

“Erris Homes’ Smart Move scheme attracted us initially, and we were made to feel welcome by the sales staff we spoke to. The process of buying a new home from Erris has been amazing. The family friendly ethos of the company made us feel welcomed and listened to, and the customer service team are so helpful. Erris have been fantastic; they really can’t do enough for us. We feel really looked after.”



“

CARLY HOBBS, ORCHARD CROFT

Sheffield

“Our friends told us about Orchard Croft and said it was perfect for us. Communication has been thoughtful, efficient, and helpful. I have always found everyone on site helpful and really friendly, and I like the way Erris work as a smaller building company. [We received a] more personal service and I have recommended Erris Homes to friends.”



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It is only possible to convey a general impression of the layouts and configuration of the property on a schematic publication of this sort. We operate a policy of continuous product development and consequently there may be material differences evident between the layout / configuration / sizes depicted and that achieved in the finished property. Please do not hesitate to speak with a member of our team to confirm the exact layout / specification / configuration during the sale period.

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BUILDING TRUST
BUILDING COMMUNITIES
BUILDING HOMES FOR THE FUTURE