



**Plots 1 - 4
3 Bedroom
Semi-Detached**

Priory Road

Offering practical layouts,
energy-efficient features
and modern finishes
throughout



Artist's impressions are used for illustration purposes only. Elevations, external treatments, brick, roof tile colour and window positions may vary.



**Plot 5 & 6
3 Bedroom
Semi-Detached**
Priory Road

An excellent opportunity to purchase a brand-new home in an established residential setting.



Welcome to Priory Mews, an exciting new collection of six beautifully crafted semi-detached homes designed to combine contemporary style with practical family living.

Built with modern living in mind, these homes offer practical layouts, energy-efficient features and comfortable living spaces for families, first-time buyers and those looking for a brand-new home.

Located within an established residential area, residents can enjoy easy access to local amenities, schools, transport links and nearby green spaces.

Whether commuting to work, taking children to school or enjoying local amenities, everything you need is close at hand.

With open-plan kitchen and dining areas, well-proportioned bedrooms and private outdoor space, each home has been carefully planned to suit the needs of modern life.



FLOOR PLANS

The following internal provisions have been made:

The ground floor WC is sized accordingly for accessibility to meet needs to shower could be achieved as a shower room (subject to approval).

Circulation and door widths are adequately sized for changing future needs.

The stairs are sized so that a stair lift could be installed at a later date.

The main family bathroom is adaptable size.

The space has also been designed taking into account the spatial requirements of the South Yorkshire Residential Design Guide (SYRDG).

Adaptable WC / Bathroom

Circulation

Wider door widths



Ground Floor

Living/Dining - 31.4m²

Kitchen - 10.4m²

WC - 3.7m²

Store - 4.6m²

Front Porch - 3.8m²

First Floor

Bedroom 1 - 14.2m²

Bedroom 2 - 13.2m²

Bathroom - 6.5m²

Landings - 3.5m²

Store - 3.5m²

Second Floor

Bedroom - 9 -

13.2m² En-Suite -

3.5m² Store 1 -

3.5m² Store 2 -

2.5m²

1 Priory Road, Bolton-Upon-Dearne, Rotherham, S63 8AE

Asking Price £275,000

Welcome to Priory Mews, an exclusive new development of just six beautifully designed three-bedroom semi-detached homes, thoughtfully created for modern family living.

Situated in an established residential setting on Priory Road, this boutique development combines contemporary architecture with practical, energy-efficient design, offering an exceptional opportunity for families, first-time buyers, and professionals seeking a stylish new home.

Each property has been carefully planned to maximise space, comfort, and functionality across three floors. The ground floor features a spacious open-plan kitchen, dining and living area extending over 31m², creating a bright and sociable heart of the home ideal for everyday living and entertaining. A convenient ground-floor WC and additional storage enhance practicality.

The first floor offers two generous double bedrooms alongside a modern family bathroom, while the second floor is dedicated to an impressive principal bedroom suite, complete with en-suite shower room and additional eaves storage, creating a private retreat.

Designed with sustainability in mind, the homes incorporate energy-efficient features including solar panels, helping reduce running costs while supporting greener living.

Externally, the development benefits from private outdoor space and dedicated parking, all within easy reach of local amenities, schools, transport links, and nearby green spaces.

Property Details



Contact Merryweathers

For further information please contact Merryweathers.

Floor Plan



FLOOR PLANS

The following internal provisions have been made.

The ground floor WC is sized accordingly for adaptability so that a walk-in shower could be installed at a later date should the need arise.

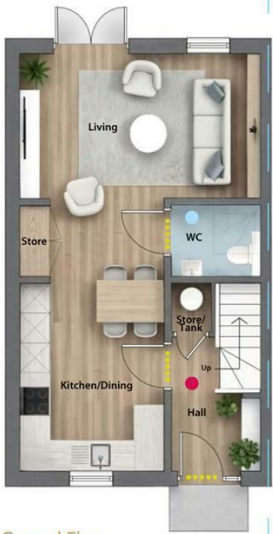
Circulation and door widths are adequately sized for changing future needs.

The stairs are sized so that a stair lift could be installed at a later date.

The main family bathroom is adaptable size.

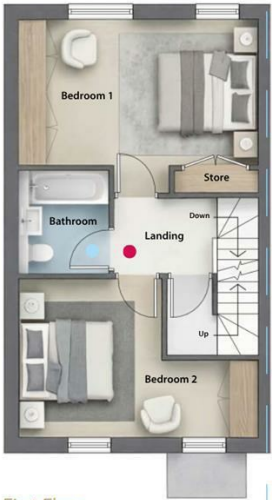
The layout has also been designed taking into account the spatial requirements of the South Yorkshire Residential Design Guide (SYDG).

- Adaptable WC / Bathroom
- Circulation
- Wider door widths



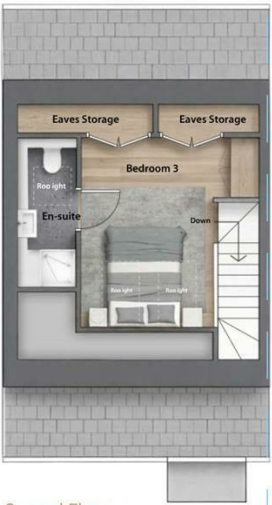
Ground Floor

Living/Kitchen/Dining - 31.4m²
Hallway - 4.1m²
WC - 2.7m²
Store - 0.8m²
Store/Tank - 0.8m²



First Floor

Bedroom 1 - 16.0m²
Bedroom 2 - 13.3m²
Bathroom - 4.0m²
Landing - 3.3m²
Store - 0.8m²



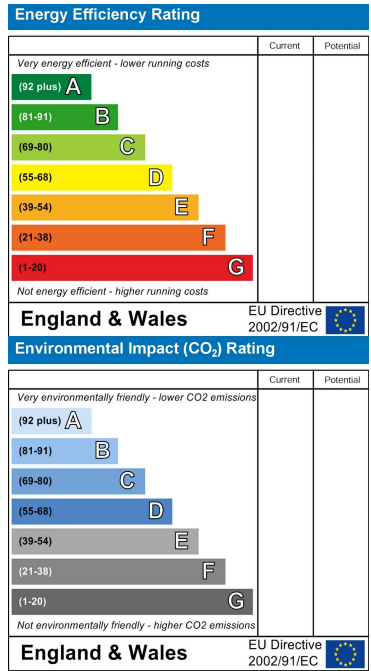
Second Floor

Bedroom 3 - 12.0m²
En-Suite - 3.8m²
Store 1 - 3.4m²
Store 2 - 2.5m²

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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