



**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.



64 Station Road, Bolton-Upon-Dearne, Rotherham, S63 8AD

Guide 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 Information



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.

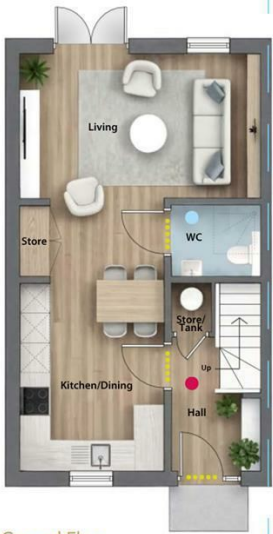
Circulation and door widths are adequately sized for changing future needs.

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

The main family bathroom is adaptable size.

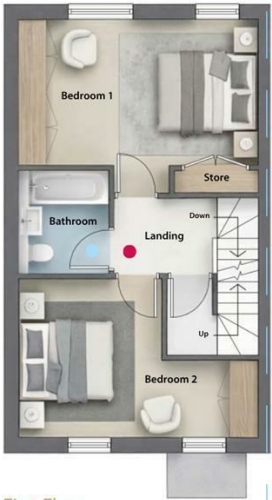
The layout has also been designed taking into account the spatial requirements of the South Yorkshire Residential Design Guide (SYDG).

- Adaptable WC / Bathroom
- Circulation
- Wider door widths



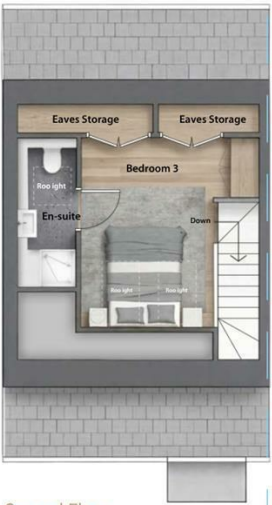
Ground Floor

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



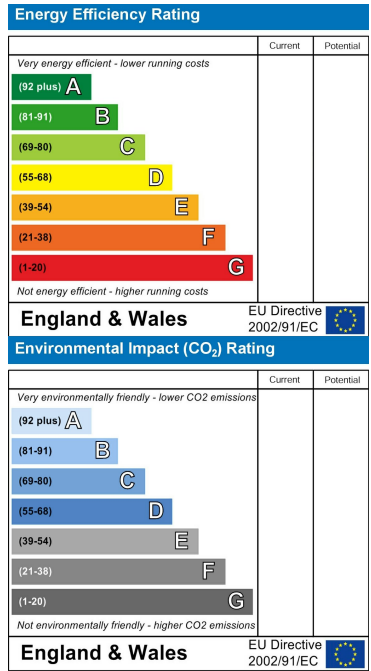
Second Floor

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

Area Map



Energy Efficiency Graph



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