



## 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.



Plots 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.

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

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.



### FLOOR PLANS

The following internal provisions have been made:  
The ground floor WC is built accordingly for accessibility to first-floor bedrooms and is situated in a central hallway for convenience.  
Circulation and door widths are suitably sized for changing future needs.  
The main family bathroom is adaptable size.  
The layout has also been designed taking into account the spatial requirements of the South Yorkshire Residential Energy Code (SREC).

The main family bathroom is adaptable size.

The layout has also been designed taking into account the spatial requirements of the South Yorkshire Residential Energy Code (SREC).

- Available WC1 bathroom
- Creation
- Wider door widths



Ground Floor

Living/Dining - 11.4m<sup>2</sup>

Kitchen - 5.4m<sup>2</sup>

WC - 1.7m<sup>2</sup>

Store - 4.8m<sup>2</sup>

Front Porch - 3.8m<sup>2</sup>

First Floor

Bedroom 1 - 11.5m<sup>2</sup>

Bedroom 2 - 11.3m<sup>2</sup>

Bedroom 3 - 11.3m<sup>2</sup>

Living - 11.3m<sup>2</sup>

Store - 3.8m<sup>2</sup>

Second Floor

Bedroom - 9 - 11.3m<sup>2</sup>

Bedroom - 10 - 11.3m<sup>2</sup>

Bedroom - 11 - 11.3m<sup>2</sup>

Bedroom - 12 - 11.3m<sup>2</sup>

## 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 31m<sup>2</sup>, 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.

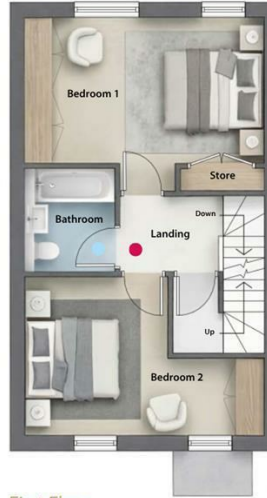
The layout has also been designed taking into account the spatial requirements of the South Yorkshire Residential Design Guide (SYDG).

- Adaptable WC / Bathroom
- Circulation
- Wider door widths



**Ground Floor**

Living/Kitchen/Dining - 31.4m<sup>2</sup>  
 Hallway - 4.1m<sup>2</sup>  
 WC - 2.7m<sup>2</sup>  
 Store - 0.8m<sup>2</sup>  
 Store/Tank - 0.8m<sup>2</sup>



**First Floor**

Bedroom 1 - 16.0m<sup>2</sup>  
 Bedroom 2 - 13.3m<sup>2</sup>  
 Bathroom - 4.0m<sup>2</sup>  
 Landing - 3.3m<sup>2</sup>  
 Store - 0.8m<sup>2</sup>



**Second Floor**

Bedroom 3 - 12.0m<sup>2</sup>  
 En-Suite - 3.8m<sup>2</sup>  
 Store 1 - 3.4m<sup>2</sup>  
 Store 2 - 2.5m<sup>2</sup>

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**www.merryweathers.co.uk**

**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

**Tel: 01709 375591** E-mail: residential@merryweathers.co.uk

**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
 Registered in England and Wales No. 6679044

