



**9 Rowland Avenue, Mapperley – NG3 6BZ**

Guide Price **£350,000**

**DavidJames**  
the estate agent



## 9 Rowland Avenue

Mapperley, Nottingham

Impressive traditional 3 bed semi-detached home with beautifully-presented interiors, wonderful views and a stunning landscaped garden - all within easy reach of Mapperley's excellent amenities!

Council Tax band: B

Tenure: Freehold

- Impressive and beautifully-presented traditional semi-detached family home
- Highly sought-after location close to Mapperley's vibrant amenities, nearby popular schools and transport links
- Elegant bay-fronted lounge with a feature fireplace and fitted shutters
- Versatile dining room with French door access to the kitchen
- Utility/laundry room with an adjoining and convenient downstairs WC
- Stunning and extensively glazed kitchen with with expansive views, modern fitted units and integrated appliances
- Three well-proportioned first floor bedrooms
- Superb period-inspired family bathroom featuring a roll-top bath and separate shower enclosure
- Generous and landscaped south-westerly facing rear garden with a feature elevated terrace seating area
- Cobblestone driveway providing off-street parking to the front









Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

95.8 m<sup>2</sup>

1032 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

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