51 Booth Avenue, Mapperley, NG3 5TJ

Price Guide £600,000

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Marriotts

51 Booth Avenue
Mapperley, NG3 5TJ

- Four double bedrooms & two en-suites
- Excellent surrounding views
- Double garage with electric door
- Study and utility room
- Full width living/dining kitchen
- NO UPWARD CHAIN

FOR SALE WITH NO UPWARD CHAIN!! Situated on an exclusive Davidson Homes development surrounded by open countryside, this exceptional detached family home offers the perfect blend of luxury, space and modern living. Built in 2024 to an outstanding specification, the property is ideally positioned just a short drive from Mapperley's thriving shopping area, renowned for its excellent selection of cafés, bars, restaurants, independent shops, supermarkets and everyday amenities!

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Overview

The welcoming entrance hall leads to a spacious study, a convenient downstairs WC and double doors to both the living room and impressive full-width open-plan living/dining kitchen, designed for both everyday living and entertaining. Featuring a central island, luxurious solid marble worktops, a range of integrated appliances, separate utility room and three sets of double doors opening directly onto the private rear garden, this stunning space seamlessly blends indoor and outdoor living.

Upstairs, there are four generously proportioned double bedrooms, including two with stylish en-suite shower rooms, together with a contemporary family bathroom, also finished to a high standard.

Outside, the property enjoys a private enclosed rear garden, perfect for relaxing or entertaining. The driveway provides parking for up to four cars, with an EV charging point and access to the detached double garage with electric remote up and over door and external power points, providing excellent storage and secure parking.

Located within a highly desirable development surrounded by picturesque countryside, this exceptional home offers the perfect balance of rural surroundings and modern convenience. Early viewing is highly recommended to fully appreciate the quality, space and superb location on offer.

Entrance Hall

With composite front entrance door, wood-style flooring which continues through to the study and downstairs toilet, radiator, double doors through to both the living room and kitchen, stairs to the first floor landing with under stair cupboard.

Downstairs Toilet

With radiator, extractor fan, toilet, and pedestal wash basin with tiled splashback.

Study

TV aerial point, telephone point and UPVC double glazed front window.

Living Room
Points for a high-level wall-mounted TV, two radiators and a UPVC double-glazed front window.

Living Kitchen
The kitchen area has a wide range of units with solid marble worktops and upstands, under-counter sink unit, power points with USB and USBc, several Bosch appliances consisting of brushed steel trim electric oven and combination microwave oven, five-ring gas hob with extracted canopy, integrated fridge freezer and dishwasher. Matching centre island with further base cupboards, LED downlights, door through to the utility room, large rear bay with two sets of double doors leading out to the patio.

Sitting Area
With radiator, concealed TV points and double doors leading out to the patio.

Utility Room
A range of base units with slate effect worktops, upstands and inset stainless steel sink unit and drainer. Plumbing for a washing machine, space for a tumble dryer, cupboard housing the Ideal Logic boiler installed in June 2025 with remaining warranty, radiator, extractor fan and UPVC double glazed side door.

First Floor Landing
Loft access, large storage cupboard and separate cupboard housing the hot water cylinder.

Bedroom 1
UPVC double-glazed front window, radiator and dressing room with 3 double built-in wardrobes, radiator and UPVC double-glazed side window.

En-suite
With a tiled floor and matching tiled full-width cubicle with glass partition and chrome main shower. Dual flush toilet, pedestal wash basin, radiator, LED downlights, extractor fan, electric shaver point and UPVC double glazed front window.

Bedroom 2
Built-in three-door wardrobe, UPVC double glazed front window and radiator.

En-suite
Large tiled cubicle with chrome main shower, dual-flush toilet and pedestal wash basin. Matching tiled floor, radiator, LED downlights, extractor fan and UPVC double-glazed side window.

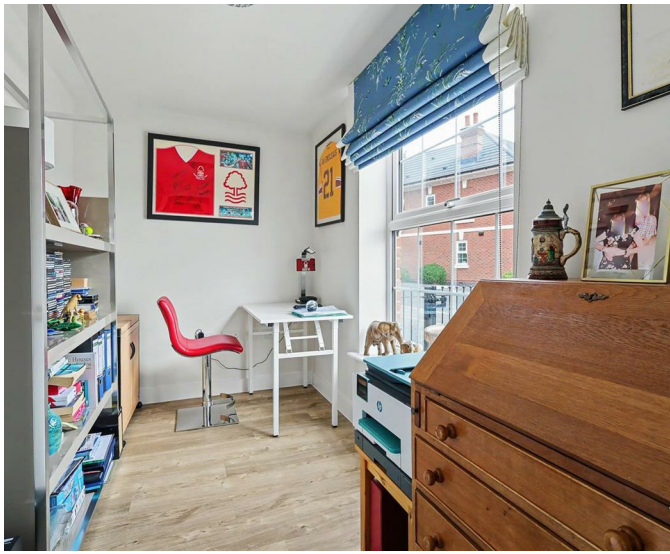
Bedroom 3
Built-in three-door wardrobe, UPVC double-glazed rear window and radiator.

Bedroom 4
Built-in double wardrobe, UPVC double glazed rear window and radiator.

Bathroom
Large bath with tiled surround and central shower mixer, separate large recessed cubicle, pedestal wash basin and dual-flush toilet with tiled surround. Matching tiled floor, LED downlights, radiator, extractor fan and UPVC double glazed rear window.

Outside
To the front, there a lawned garden, enclosed with wrought iron railings and pedestrian gate and pathway to the front door. Part block paved and a majority tarmac double-width driveway, with an EV charging point and remote up and over door to the detached double garage, with light, power, fitted hard flooring and external power points. A side gate leads to the rear garden, where there's a large full-width paved patio with an outside tap and lawn. Paved pathways either side of the lawn lead to separate seating areas in each corner, making the most of the morning and afternoon sun. At the end of the garden is a composite sleeper retaining wall with raised wood bark bed with a range of plants and shrubs.

Material Information
TENURE: Freehold - with an annual management estate fee of £130.00
COUNCIL TAX: Gedling Borough - Band F
PROPERTY CONSTRUCTION: Cavity Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: no



ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: Utility Room
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access

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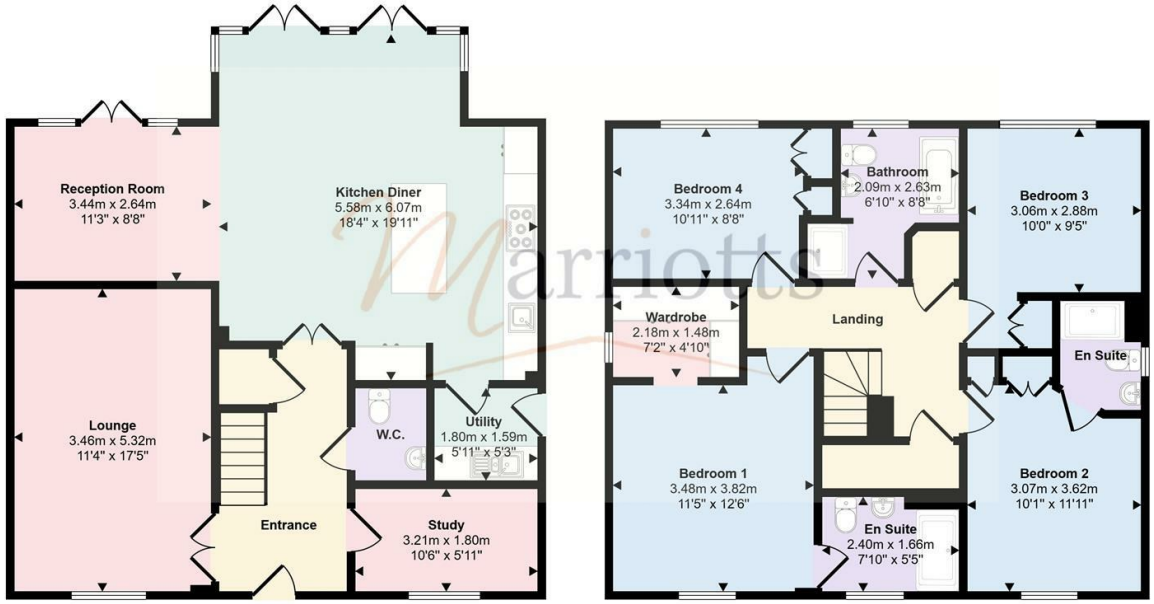
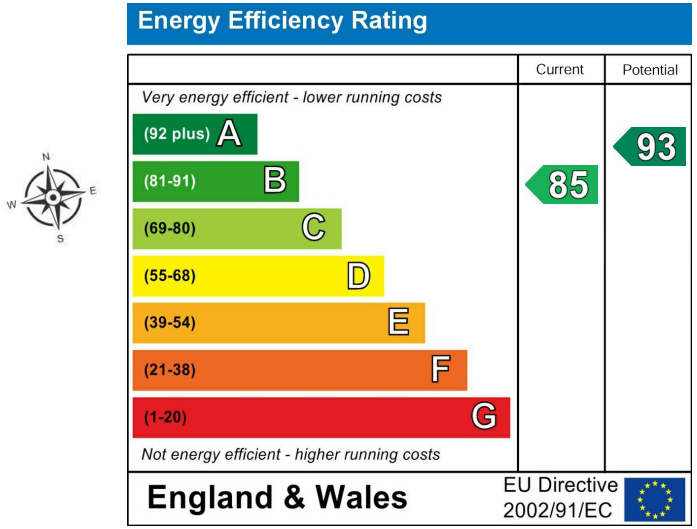
Approx Gross Internal Area
158 sq m / 1696 sq ft



Ground Floor
Approx 81 sq m / 877 sq ft

First Floor
Approx 76 sq m / 818 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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