



3 TREETOPS  
CLOSE  
MARPLE





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Where country and town meet, rediscover the restorative pleasures of a rural lifestyle, at No. 3, Treetops Close, tucked away amidst the trees, only a 15-minute walk from the heart of Marple.

Nestled in a peaceful enclave of detached homes, arrive at No. 3 along a quiet cul-de-sac, surrounded by trees and with far reaching views over the valley to the rear, towards Romiley.

A modern family home, renovated, remodelled and reimagined by the current owners, No. 3, Treetops Close is a home ideal for entertaining, relaxation and making memories, peacefully set within nature and only a short walk from local schools, colleges, parks and amenities.

Pull up on the driveway, widened to accommodate three cars easily, with contingency for a fourth vehicle to the front. Secure parking is also available in the double garage.

*“It’s very peaceful, you can hear the river flowing when its full!”*





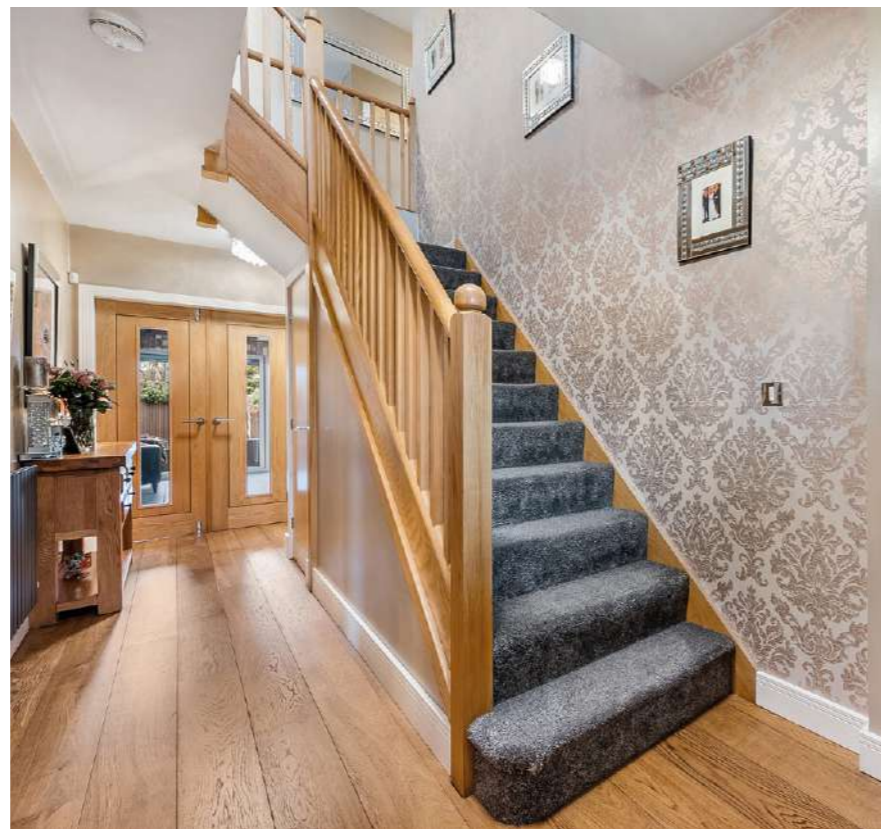
## A WARM WELCOME

Passing the neat rectangle of front lawn, make your way to the handsome pillar box red front door, set beneath a classic pilastered entrance.

Stepping indoors, emerge into a broad and bright entrance hall, where the elegant styling of the home is instantly felt in the shimmering tones of the wallpaper and attractive lighting above.

Ahead, glazed double doors provide a tantalising glimpse of views through the bifolding doors in the extended, remodelled kitchen, but for now, slip through the double doors on the left and onto the wooden floor of the living room.

Warmth emanates from the contemporary, remote controlled, gas, living flame fire with beach effect pebbles, nestled beneath the modern media unit. Patterned wallpaper adds a classic feel to the feature wall, balanced by cool contemporary shades in the remaining walls. A curved bay window provides views of the front garden, drawing in an abundance of natural light, whilst practical elements ensure this room is ready for modern family living, furnished with plenty of lights, plug sockets and USB charging points.







## EASY LIVING

Returning to the entrance hall, make your way past the oak staircase before sneaking a peek at the downstairs cloakroom, part-tiled to the walls and furnished with wash basin and WC.

The heart of the home, ahead from the front door, the contemporary kitchen awaits...

Exposed red brick and powder grey combine to create a thoroughly modern, family space, sociably designed and ideal for entertaining. Opened up by the current owners, new bifolding doors glide back to create a seamless connection with the sunny patio and garden; perfect for summer nights spent with family and friends.

Simple elegance epitomises the kitchen design, with attractive lighting in the lowered ceiling above the Quartz central island (also serving as a sociable breakfast bar), where an induction hob sits beneath a flush extractor fan. With an undermounted sink with Quooker instant boiling tap and plenty of cupboard storage, discreet, pop-up, plug sockets are hidden away.

Sleek floor-to-ceiling cabinetry provides plenty of storage, including large larder cupboards, keeping all the culinary clutter hidden away from view. Also hosting a bank of three ovens alongside an inbuilt coffee-making machine, this kitchen comes replete with a built-in dishwasher and full height fridge and freezer.

*“There is more storage than you could possibly need, it’s a great feature of the home.”*



## PRACTICAL PLACES

Tucked away to the rear, there is space for a wine fridge and a large American-style fridge-freezer, plumbed for ice and water. With further storage and access out to the garden, this rear area of the kitchen leads also to the integral garage.

An impressive space, with carpet tiles underfoot, this area also accommodates the utility appliances with a sink, radiators and plumbing for washer-dryer. So spacious and clean, this space could be perfect as a home gym or even an office.

Double doors open from the kitchen into the dining room, ideal for entertaining friends, for sociable Sunday roasts and intimate meals for two. Close off the kitchen or leave the double doors open for a free flow during parties, using the dining room as a buffet station for sandwiches, cake, champagne and canapes. In summertime, throw open the French doors and dine alfresco on the patio.

Returning to the entrance hall, ascend the carpeted stairs to the first-floor landing, a broad and bright space where a large window to the front draws in light. Shutters feature throughout the home.







## CALM SPACES

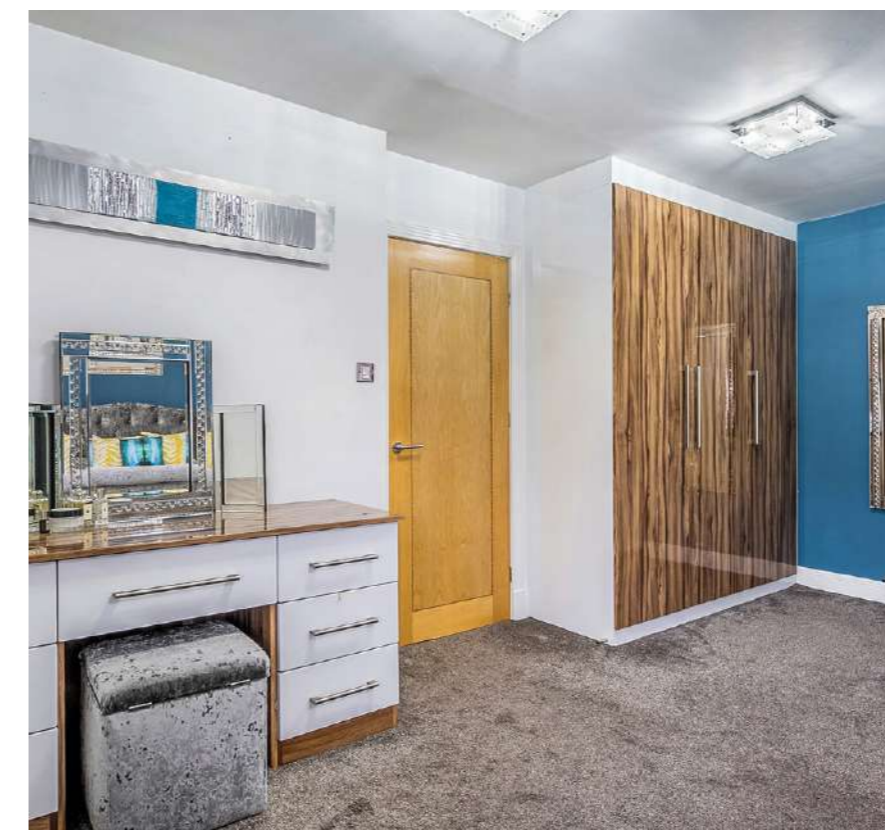
Privately tucked away to the left, peaceful calm awaits in the master suite; a large double bedroom brimming with fitted storage, handsome walnut and white easy-to-wipe gloss wardrobes. Shuttered windows look out to the quiet cul-de-sac to the front.

Take a morning spritz in the shower; followed by a relaxing evening soak in the bath in the fully tiled ensuite, also furnished with wash basin, heated towel radiator and WC.

Head back along the landing, before turning left to arrive at bedroom two also furnished with fitted wardrobes, and storage above the double bed.

Next door, overlooking the rear garden and out towards Romiley is bedroom four, carpeted and cosy and filled with light.

*“I don't like clutter, everything is put away in its place - simple, easy maintenance is important to me.”*





## COUNTRYSIDE VISTAS

Work from home in comfort, from the home office along the landing on the left, with views out to the garden and countryside.

Storage is in abundance at No. 3, Treetops Close, with shelved cupboards on the landing and the three-quarters boarded loft above - a large room with potential to convert subject to planning regulations. Across from the linen closets on the landing is the third bedroom, also benefitting from ample fitted storage and a private ensuite shower room with wash basin and WC.

Relax and unwind in the family bathroom at the end of the landing, furnished with bath, separate shower, wash basin and WC.







## SUN-SOAKED GARDEN

Outside, the rear garden is easily accessed from the dining room, kitchen and utility, making it ideal for entertaining.

Draw back the bifolds and drift out onto the patio, perfect for summer barbecues. A large lawn is perfect for children's play equipment and games, bordered by low maintenance planting. With mains water and electric sockets and a tucked away shed, ideal for storage, this fully-fenced garden is safe and secure for children and pets.



## ON THE CUSP OF THE COUNTRYSIDE

Marple is a vibrant and sought-after town nestled to the southeast corner of Greater Manchester with great access into the Derbyshire and Cheshire countryside.

Walks abound from the door, making No. 3, Treetops Close the ideal home for dog walkers and lovers of the outdoors. An area rich in cotton mill history, enjoy walks along the canals and to the viaduct or to the Roman Lakes.

For families, there is plenty to see and do, with a charity-run community farm close by, with pigs, alpacas, Shetland Ponies and more. Only ten minutes from the door is Brabyns Park, a large former estate with woodland, parkland, playing fields and riverside walks. Also nearby is Etherow Park, a fantastic outdoors space filled with wildlife and birds and its own refreshing cafe.

A town centre, brimming with amenities, Marple has a great range of cafes and shops and hosts a Maker's Market once a month, adding to the friendly community feel. Enjoy the local brew at the microbrewery, catch a film at the Regent cinema (one of the few remaining independently owned cinemas in the country), and make the most of the excellent local amenities including doctors' and dentists' facilities, several local bars and restaurants. Within walking distance is The Bull's Head, a refurbished, traditional pub with restaurant and bar, serving great food good and family friendly.

Alongside local supermarket Asda, and a nearby garden centre, there are plenty of local primary schools and both a secondary school and college, all within a five-to-fifteen-minute walk.

Commute with convenience along the newly opened section of A34, bringing Manchester Airport within 15 minutes' drive of home. Also within a 15–20-minute drive are both John Lewis and M&S, whilst Rose Hill train station is only a five-minute walk from home, for connections into Manchester. Within 20 minutes, you can also walk to Marple station.

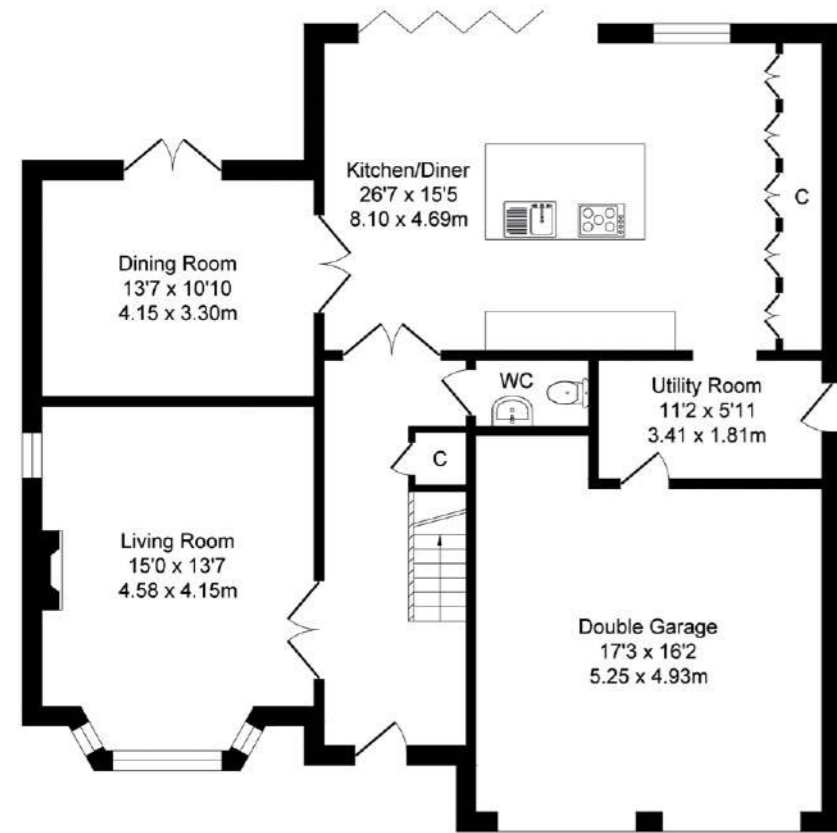
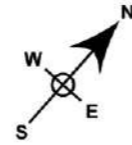
For those seeking to combine city perks with a rural setting, No. 3, Treetops Close is a spacious and versatile family home, ideal for entertaining and with walks on the doorstep.



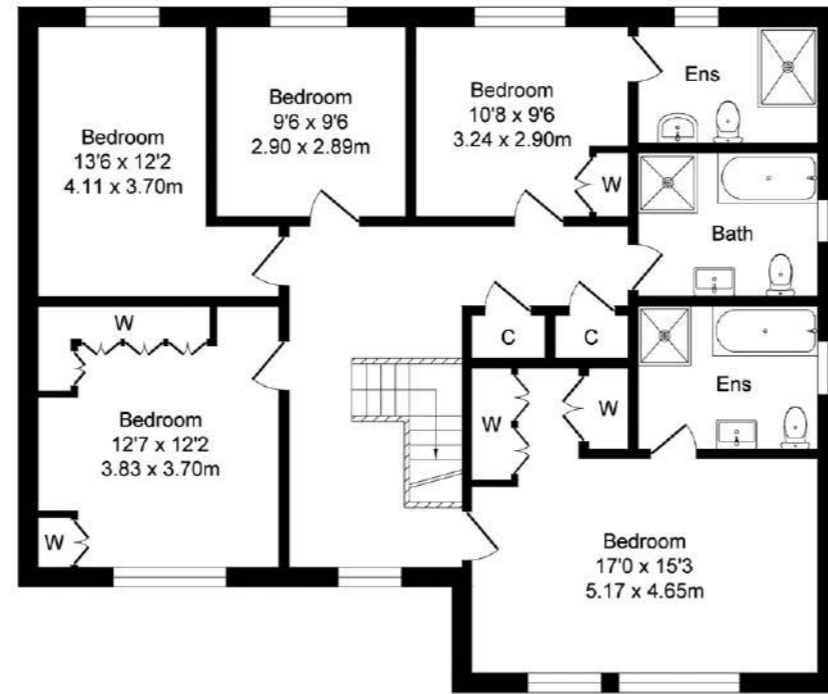


3 Treetops, Marple, SK6 6GD  
 Total Approx. Floor Area 2469 Sq.ft. (229.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
 Approx. Floor Area 1322 Sq.Ft (122.8 Sq.M.)



First Floor  
 Approx. Floor Area 1147 Sq.Ft (106.6 Sq.M.)

\* Whilst every effort has been made to ensure accuracy when describing fixtures and fittings, items included in the sale are to be discussed at the point of making an offer.



FINER DETAILS

- Executive home built in the early 2000s
- Leasehold 999 years from 1 January 2003
- Five double bedrooms
- Three bathrooms
- Three reception rooms
- High specification open plan kitchen diner
- Utility room and WC to ground floor
- Driveway parking for three vehicles
- Double garage
- Council Tax Band G
- EPC C
- Gas central heating
- Double glazing throughout





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*presented by*

NIKKI DAVIES

POWERED BY  
**exp** UK

/// WHAT3WORDS: [garden.coverings.couches](#)

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