



WILLOW GREEN

ESTATE AGENTS



3 Orchard Gardens Malton, North Yorkshire YO17 7NA

Offers over £895,000

An impressive five bedroom home with a double garage situated in one of Malton's most sought after locations.

Tucked away in the quiet, exclusive setting of Orchard Gardens, this elegant detached home offers generous proportions, versatile living, and the perfect blend of modern and timeless style and everyday comfort – all just a short stroll from Malton's vibrant town centre.

A welcoming entrance hall sets the tone, leading to a bright and airy living room, a formal sitting room with French doors to the garden, and a stunning open-plan kitchen/dining area – the heart of the home – complete with a central island and seamless connection to a practical utility room.

Upstairs, three beautifully sized double bedrooms await on the first floor, including a luxurious principal bedroom with its own en-suite, alongside a stylish family bathroom. The second floor provides a superbly proportioned fourth bedroom and an additional bedroom/study – ideal for home working along with a modern shower room.

Outside, the enclosed exquisitely landscaped garden offers both lawn and patio areas for relaxed entertaining, while the detached double garage provides exceptional storage and parking. Above the garage, a substantial loft room offers a host of possibilities – from a home gym or studio to a hobby room – all accessed via its own staircase.

This is more than just a house – it's a lifestyle choice, combining space, flexibility and a coveted address in one of Malton's most favoured locations.

LOCATION

Malton is a charming market town in North Yorkshire, often referred to as "Yorkshire's Food Capital" due to its thriving food scene, independent eateries, and regular food markets. Nestled on the edge of the Howardian Hills, an Area of Outstanding Natural Beauty, Malton offers a blend of historic character, countryside charm, and modern convenience.

The town boasts excellent transport links, with a train station providing easy access to York, Leeds, and beyond, as well as proximity to the A64 for road travel. Residents enjoy a welcoming community, a variety of boutique shops, and access to scenic walking trails along the River Derwent. With a mix of period properties, modern developments, and countryside retreats, Malton is an ideal location for those seeking a blend of rural tranquility and vibrant local culture.

ENTRANCE HALLWAY

14'3" x 9'1" (4.36m x 2.78m)



GUEST CLOAKROOM

KITCHEN/DINING AREA

17'6" x 18'2" (5.34 x 5.56)



SITTING ROOM

16'5" x 13'4" (5.01m x 4.07m)

LIVING ROOM

12'5" 13'1" (3.80m 4.01m)

UTILTIY ROOM

FIRST FLOOR

BEDROOM ONE

13'4" x 16'11" (4.08 x 5.17)

BEDROOM ONE EN-SUITE

BEDROOM TWO

17'5" x 10'9" (5.32 x 3.30)

BEDROOM THREE

13'0" x 12'5" (3.98 x 3.81)

BEDROOM FOUR

14'4" x 19'7" (4.37 x 5.99)

FIRST FLOOR BATHROOM

SECOUND FLOOR

BEDROOM FIVE/STUDY

10'6" x 7'1" (3.21 x 2.16)

SECOUND FLOOR BATHROOM

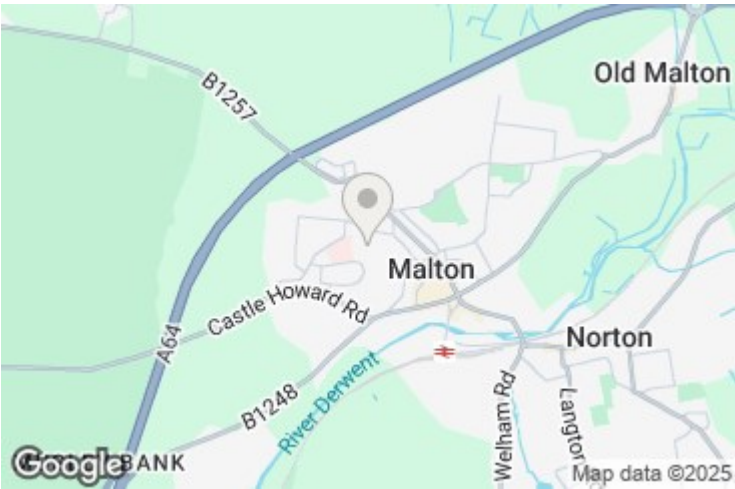
DOUBLE GARAGE

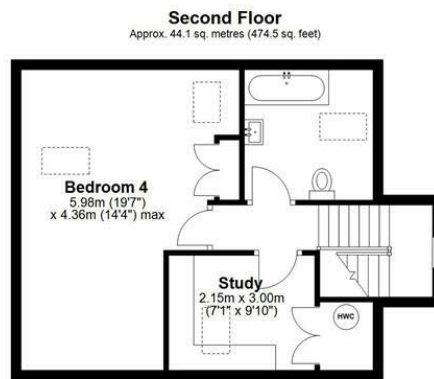
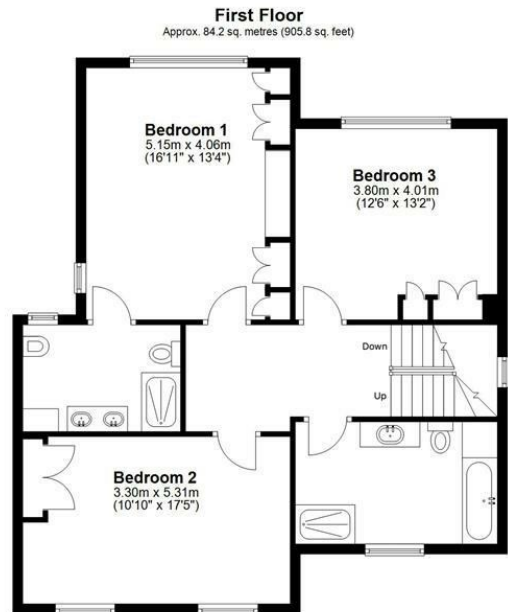
19'8" x 19'4" (6.01 x 5.90)



STORAGE ABOVE GARAGE

11'9" 19'9" (3.60m 6.02m)





Total area: approx. 212.7 sq. metres (2289.0 sq. feet)
3 Orchard Gardens, Malton



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	
81	83
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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