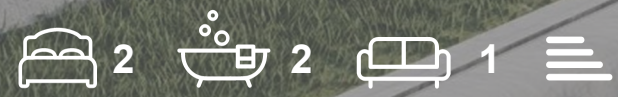




Derwent Oaks Main Street Sutton On Derwent

York, YO41 4BT

Guide Price £134,995



Experience modern luxury at the stunning Kahlo Lodge at Derwent Oaks Park — one of the finest luxury lodges in York for those seeking peace, relaxation and beautiful lakeside living. From the moment you step inside, you are welcomed by a spacious open-plan lounge featuring a huge L-shaped sofa, stylish feature wall panelling and large windows that perfectly frame the breathtaking lake and countryside views. The elegant dining area and contemporary kitchen, complete with fully integrated appliances and an induction hob, create the perfect space for entertaining or relaxing in comfort. The luxurious master bedroom is flooded with natural light and offers stunning lake views, allowing you to wake up surrounded by the beauty of nature. Featuring a king-size ottoman bed, premium Snooze mattress and ensuite shower room, it is designed for complete comfort and relaxation. The versatile second bedroom can also be transformed into a stylish home office with peaceful countryside views, ideal for modern lodge living. After a day exploring Yorkshire, unwind in the luxurious L-shaped bath or simply relax on your decking overlooking the tranquil lake. With spectacular lake and countryside views from the lounge, dining area and master bedroom, plus private fishing on your doorstep, the Kahlo Lodge offers the perfect blend of luxury, nature and relaxation. Ideal for anyone searching for luxury lodges in York, lakeside holiday lodges in Yorkshire, or luxury lodges with private fishing.

Hallway

Kitchen/Dining Room

Living Area

Bed 1

Bed 2

Ensuite

Bathroom





FLOOR PLAN



LOCATION



EPC

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

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