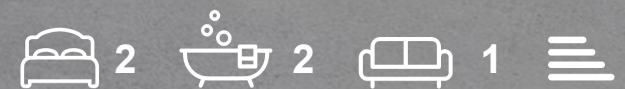




Derwent Oaks Holiday Park High Lane Sutton On Derwent
York, YO41 4BY

Guide Price £129,995



The Khalo lodge offers a truly unforgettable holiday experience for you, our family and your friends. As soon as you step into the lounge you will be blown away with the amount of space you have to unwind and relax. From the huge L-Shaped Sofa to the feature wall panelling, the large windows all highlighting impeccable, stylish, elegant, tasteful design. Make the most of your staycation in the Kahlo Kitchen which has full integrated appliances including a dishwasher and washing machine as standard and a branded induction hob. You can cook your favourite signature dishes in style or a quick lit bite in no time. Bath time has never felt so luxurious in the Kahlo's L-shaped bath with a light interior to sooth you after a long day exploring your surroundings. There is also a large shower in the en-suite of the master bedroom. Choose an office or bedroom as you can quite easily work with a fabulous view as the second bedroom can be easily transformed. You can choose the option of a single chair bed and shelving. The master bedroom is bathed in a natural light from the large window. Enjoy a luxurious king size ottoman lift up bed with a comfy snooze mattress. Guests can enjoy a soothing slumber also in the guest room with a double bed and a feature Herringbone 3D feature wall. Both bedrooms offer all the storage you require.





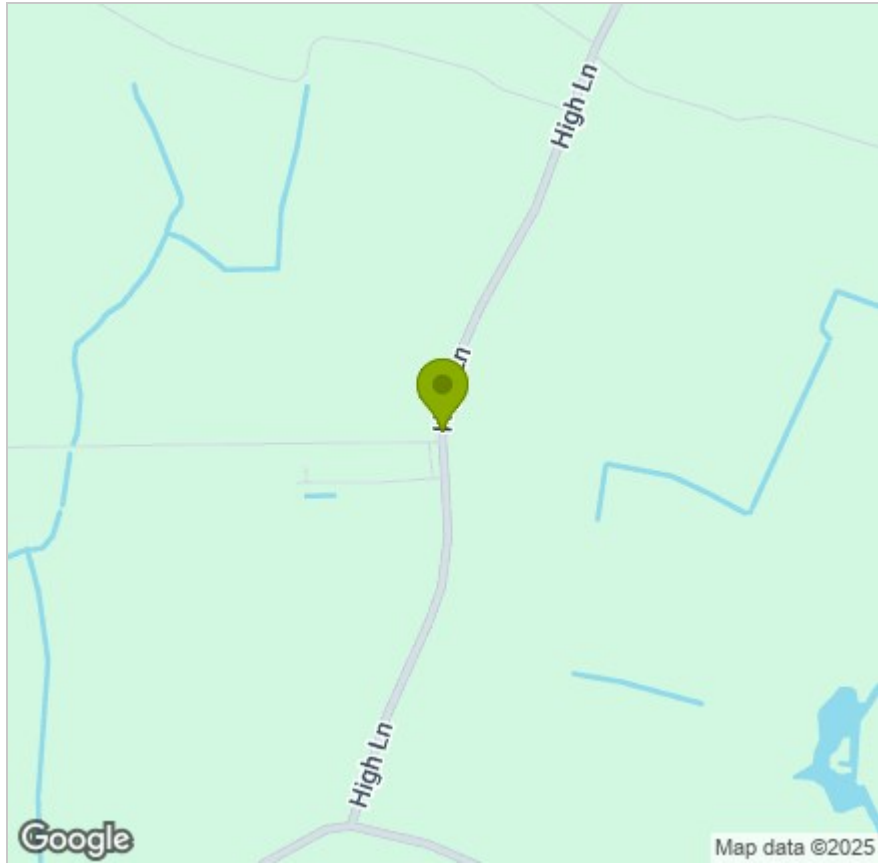
A CHOICE OF LODGES WITH LAKE VIEWS




FLOOR PLAN



LOCATION



EPC

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		
England & Wales	EU Directive 2002/91/EC 	

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