

Derwent Oaks Holiday Park High Lane Sutton On Derwent

York, YO41 4BY

£184,995



'The Victory Franklin' has everything you would want from a lodge and more. Inspired by the sunset tones of Morocco and earthy, natural textures – there's a lot to love about this contemporary lodge. If you like a room with a view, you'll love the clever use of windows throughout, including the unique bi-fold window to the dining area which offers uncompromising views from every angle – and an inside-outside alfresco option when entertaining. Your perfect holiday awaits... The light and spacious lounge has a feature glass fire and TV unit, with plenty of room for entertaining, without losing that cosy lodge feeling. The

Franklin's angled windows are the first of their kind, enabling a completely unspoilt view for you to enjoy the great outdoors without leaving the comfort of your home. The kitchen includes a breakfast bar with high stools, perfect for social drinks & dining. There are appliances aplenty in the Franklin – an integrated dishwasher, washing machine, fridge freezer and wine cooler give you everything you could possibly need for ultimate lodge living.

Perfect for relaxing after a busy day sightseeing. In the hallway is a cleverly designed study area, equipped with a bookshelf and desk. Off the hallway you will find a further utility room, perfect for storage and laundry. The Master bedroom houses a freestanding king size bed, leading through to the master en-suite with a double-ended bath.

## Lounge/Kitchen/Dining

Contemporary Open plan living/kitchen/dining area

## Hallway

Complete with designated Study/Office Area

## Utility Room

## Master Bedroom

Leading into En-Suite



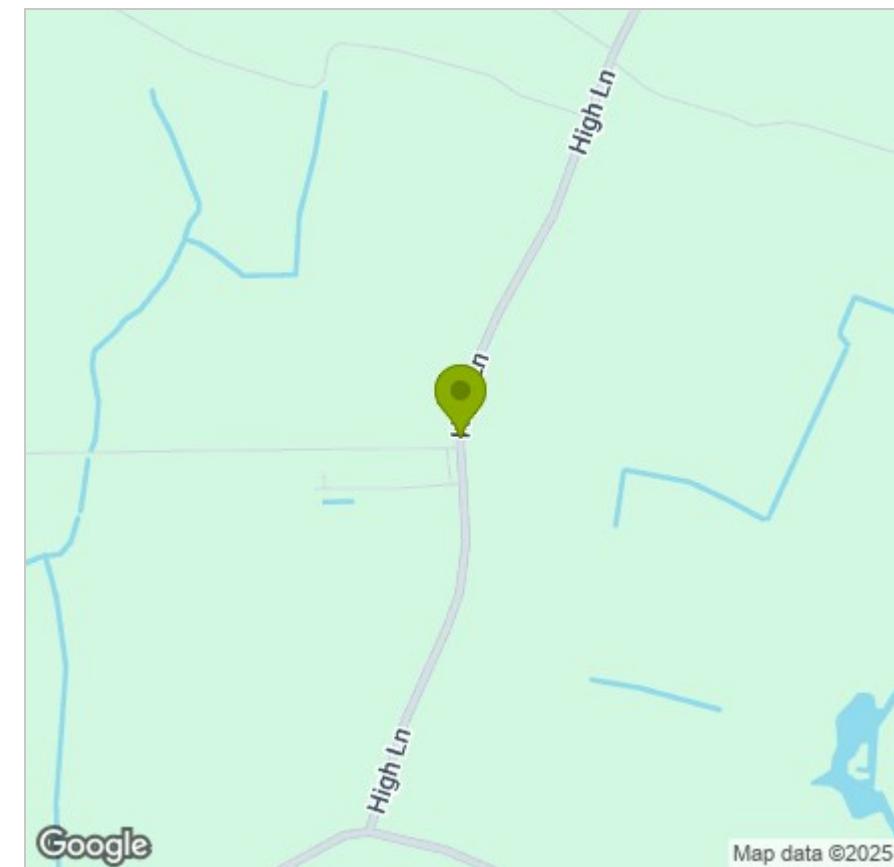


**En-suite**  
Complete with Double-Ended Bath  
**Twin Bedroom**  
**Family Shower Room**



## 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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