



## Derwent Oaks, High Lane, Sutton On Derwent, York, YO41 4BY

- Integrated Appliances (Fridge/Freezer, Microwave & Washing Machine)
- 1700mm Bath with Mixer Taps and Shower Head
- Air Bed with Electric Pump
- King Size Divan Storage Bed with So-Cozzee Mattress
- Freestanding L-Shaped Sofa in Faux Leather
- Light Grey Cladding
- Roman Blinds with dim out Lighting
- Wall Mounted TV Bracket for 32-50" TV's

**£69,995**



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## DESCRIPTION

40 x 12  
2 Bedroom  
Sleeps 6

The Bower offers all you need for an entry level holiday home and bundles everything together effortlessly to for-fill all your holiday home requirements.

It has been designed with the potential to add all your own finishing touches. With feature walls, chic furnishings, the Bower is your ultimate holiday escape. This luxury lodge features lots of open plan living space and also plenty of room on the huge L-shaped sofa - perfect for family time and snuggling up on a winter's evening. If the outdoors is calling, the French door at the front means you can enjoy your morning coffee to the sound of birdsong in a beautiful countryside setting with uninterrupted countryside views.

The Bower lounge is bathed in natural light because of a large front window and the blue feature wall puts you instantly at ease. Switch on the log fire, stretch out on the L-shaped sofa and relax. There's room for a 50" to enjoy all your Box Set favourites.

The Bower kitchen has you covered for all your cooking needs with integrated appliances, with a washing machine included. The dining table offers enough space for the family to enjoy memorable meals, and the slatted wall adds a contemporary statement feature to the already modern space.

Bring your favourite bubbles because the Bower boasts a full-sized bath\* so you can have a nice long pamper by yourself. If you need a quick freshen up in between activities, there's a shower over the bath. Everything in the Bower is designed to make life easy; the floors can be easily mopped and even the bathroom roller blinds are washable. So pour yourself a glass of wine, light your favourite candle, and sink into the tub. We have also added a ensuite shower room in the main bedroom meaning total privacy for you and your guests.



The bedrooms are a sleep sanctuary as have put full single beds in the guest bedroom and a king size single bed in the main bedroom. There is plenty of storage for your holiday essentials and we have even added a long mirror on the wall.

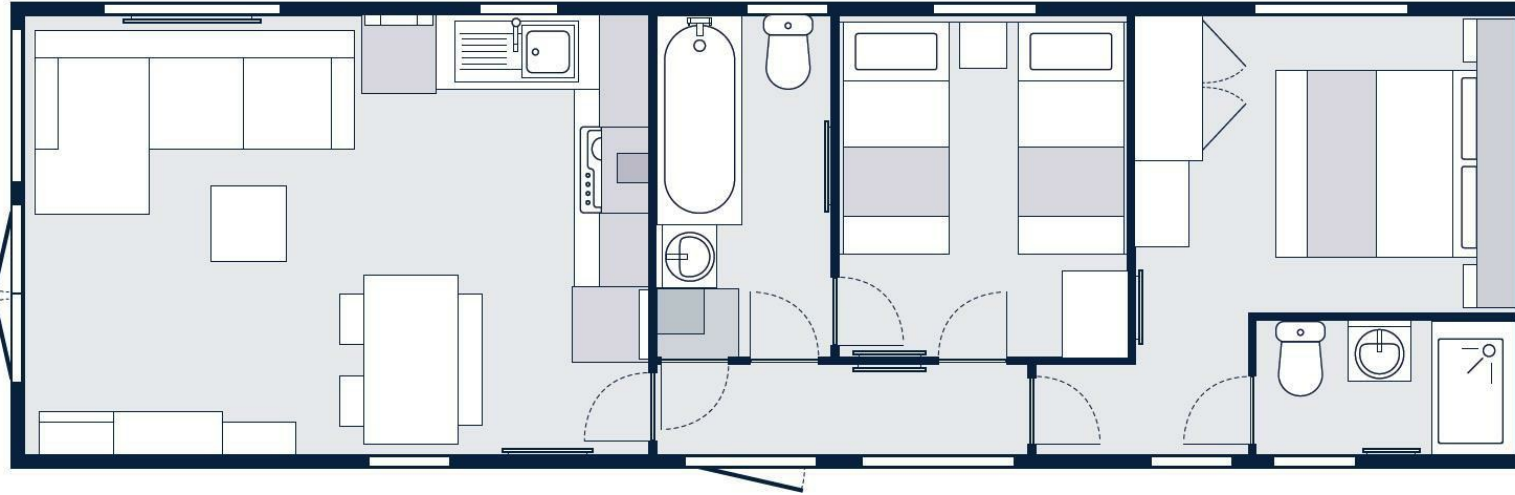
Derwent Oaks Park is a new luxury lodge development nestled between the quaint picturesque villages of Sutton upon Derwent and Newton upon Derwent in the East Riding of Yorkshire and only 8 miles from York.

Relax and unwind with nature in this beautiful retreat as we offer peace, tranquillity and exquisite luxury lodge living at its finest. Our lodges are spaciouly set out and situated around a private fishing lake with lake and countryside views.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.