



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

- CanExel -Timberwolf cladding
- Front aspect French doors to decking area
- Feature electric fireplace and feature wooden surround
- Freestanding dining table with chairs
- Main bathroom has both bath and shower

- Grey Anthracite Windows
- USB charging points throughout
- Stylish kitchen with integrated appliances incl. gas hob, oven, microwave, fridge/freezer, washing machine and dishwasher.
- Large second bedroom with full size single beds.
- Walk-in wardrobe and ensuite to master bedroom

£79,995



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DESCRIPTION

41 x 14 sqft

The “Beverley Swallow”, a two bedroom holiday home built in 2023, offers modern living throughout and is finished to a impeccably high standard. The Swallow boasts modern features that you'll enjoy year after year, with open plan aspects that allow a lovely flow throughout.

One of the outstanding features is undoubtedly its magnificent living/dining area with double French door, allowing plenty of natural light to flood the room. Included in the space is a modern fitted kitchen with a range of base and wall units and integrated microwave, oven, hob, fridge freezer and even a washing machine and dishwasher as standard.

The Swallow boasts a vast master bedroom with a spacious walk-in wardrobe and stunning ensuite bathroom and furthermore, hosts a separate double bedroom with fitted cupboards and shelving to optimize the storage in the space provided.

Featured in this lovely holiday home is a modern and practical bathroom which is full- equipped with all the amenities to make it feel like a home from home including a bath and shower.

The additional decking area makes it the perfect place to relax and unwind in a perfect peaceful countryside setting with lake and countryside views

End of Season Stock Clearance

Reduced Price :£79,995

Private Corner Plot with uninterrupted Countryside & Lake Views

10ft Wrap Around Decking



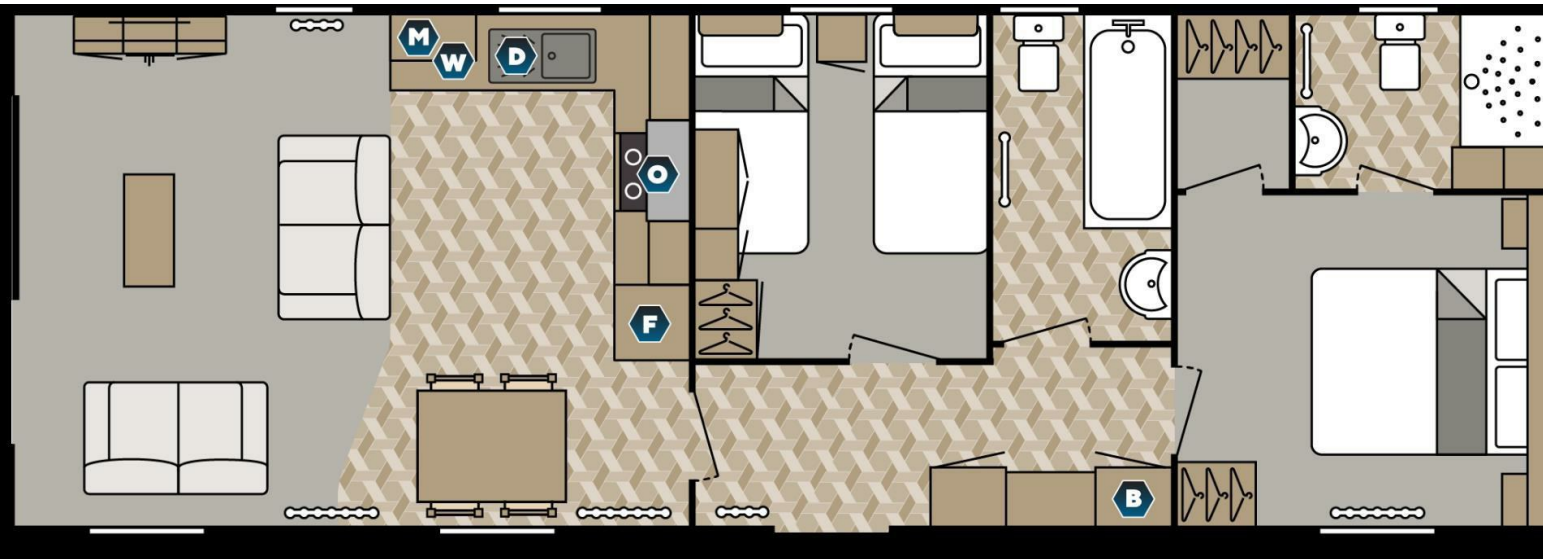
Derwent Oaks Park is a new luxury lodge development nestled between the quaint picturesque villages of Sutton upon Derwent and Newton upon Derwent in the East Riding of Yorkshire and only 8 miles from York.

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, 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.