



Derwent Oaks, High Lane, , 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

£145,000



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DESCRIPTION

This fabulous lodge boasts one of our premium Lakeside settings at Derwent Oaks.

The “Beverley Kingfisher Executive” offers a holiday home of modern elegance and beauty at its finest whilst also offering comfortable living. One of the outstanding features is undoubtedly its magnificent living area and entertaining for your family and friends is made easy for you in the beautiful open-plan kitchen with modern cupboards and wood flooring. The grey kitchen is equipped with integrated microwave, oven, hob, fridge freezer as well as a washing machine and dishwasher as standard. there is also a central island and space for a dining table and chairs.

This Beverley boasts a master bedroom with a spacious walk-in wardrobe and stunning ensuite bathroom. There is a spacious second bedroom comprising of full-size twin beds, built in furniture and plenty of storage space.

There is a modern bathroom which is fully equipped with all the amenities to make it feel like a home from home including a bath and shower.

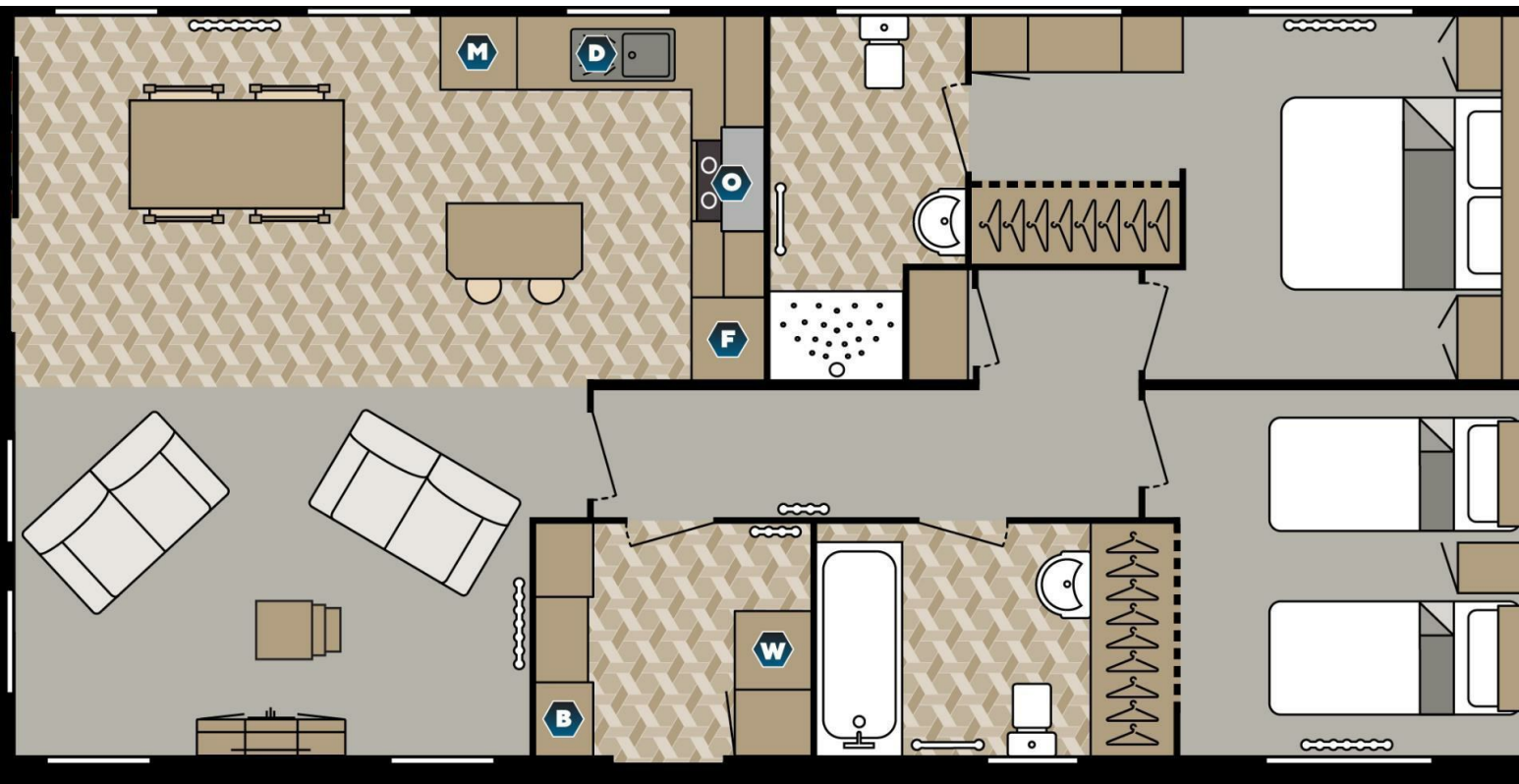
The additional decking area makes it the perfect place to relax and unwind in a perfect peaceful countryside setting with lake and countryside views.



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.





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.

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.

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.