







Derwent Oaks Holiday Park High Lane Sutton On Derwent

York, YO41 4BY

**£184,995**

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'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

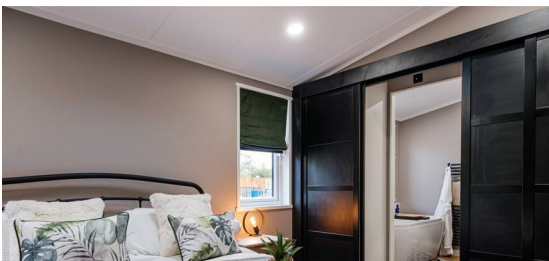
**Hallway**

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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