







Derwent Oaks Main Street Sutton On Derwent

York, YO41 4BT

**Guide Price £194,995**

 2  2  1 

Experience exceptional lakeside living with the stunning Victory Franklin at Derwent Oaks Park - A beautifully designed luxury lodge in York set within a prime lakefront location with breath-taking countryside and lake views. Inspired by the warm sunset tones of Morocco and natural earthy textures, the Franklin combines contemporary style with comfort and elegance. The spacious open-plan lounge features a stylish glass fire and TV unit, creating the perfect space to relax or entertain while enjoying uninterrupted views across the lake through the unique angled panoramic windows. The Franklin's standout bi-fold dining window creates a wonderful indoor-outdoor alfresco experience, allowing you to fully embrace the tranquil surroundings and lakeside setting. The modern kitchen is designed for luxury lodge living, integrated dishwasher, washing machine, fridge freezer and wine cooler - everything you need for relaxing countryside escapes in Yorkshire. A cleverly designed study area with desk and shelving provides the perfect work-from-home space, while the additional utility room offers excellent storage and practicality. The luxurious master bedroom features a freestanding king-size bed and a beautifully appointed ensuite, creating a peaceful sanctuary to unwind after a day exploring York and the Yorkshire countryside. With private fishing, spectacular lakefront views and luxurious interiors throughout, the Victory Franklin is ideal for anyone searching for a luxury lodge

**Living/Dining Room**

**Kitchen Area**

**Hallway/Office Area**

**Utility**

**Bathroom**

**Bed 2**





Bed 1

Ensuite



## 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.