



## 6 Platinum Way, Corfe Mullen, Wimborne BH21 3EX

An immaculately presented three bedroom home constructed just two years ago by renowned local builders Harry J Palmer, and located a stone's throw away from the recreation ground with numerous local amenities within walking distance.

**EPC: 88 Council Tax Band: D Price: £365,000 Freehold**







## Key Features

- REMAINDER OF 10 YEAR NHBC WARRANTY
- EFFICIENT CENTRAL HEATING VIA AIR SOURCE HEAT PUMP
- UPVC DOUBLE GLAZING
- SMOOTH PLASTERED CEILINGS THROUGHOUT
- ATTRACTIVE KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR CLOAKROOM & UTILITY CUPBOARD
- WELL APPOINTED BATHROOM & EN-SUITE SHOWER ROOM
- LOW MAINTENANCE FRONT & REAR GARDENS
- DRIVEWAY & GARAGE

## The Property

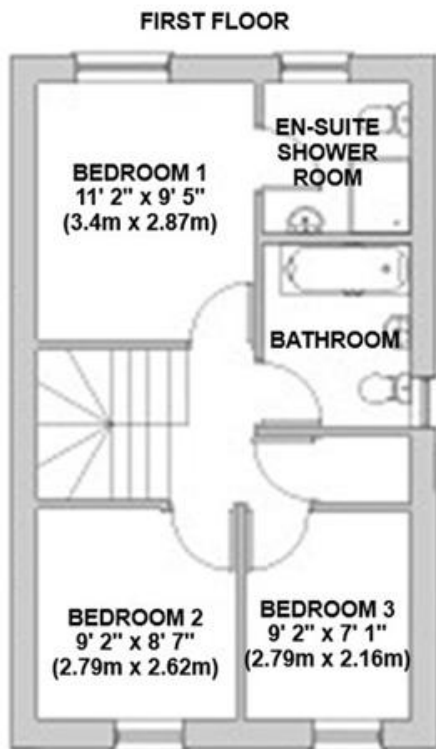
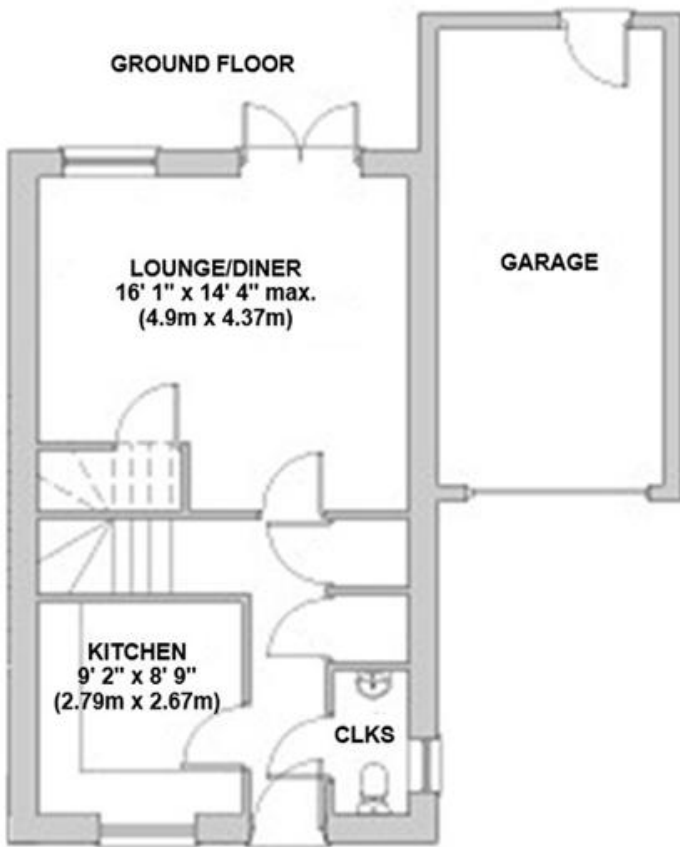
Constructed approximately two years ago by the long established and respected local builders Harry J Palmer, is this attractive cottage style home. Located on a recently completed new development. The property is within close proximity to popular schooling and many local amenities including private health club, public houses, take-aways and supermarket. The larger centres of Broadstone and Poole can be easily reached by car or bus.

The accommodation comprises of a covered entrance canopy leading to a good size reception hall with cloakroom, storage cupboard, currently housing a tumble drier, and an adjacent cupboard housing the hot water cylinder. The attractively fitted kitchen

overlooks the front of the property and has integrated appliances and then the lounge/dining room, with generous storage has French doors opening onto the patio and rear garden.

To the first floor the master bedroom has an en-suite shower room, there are then two further bedrooms and a family bathroom.

The front and rear gardens have been arranged for ease of maintenance and there is a driveway leading to a garage which has power and light and a personal door to the rear garden. The rear garden has a patio area leading onto stone chippings, there is power a personal door to the garage and a gate giving rear access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B	88	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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