



32 Glassfield Road, Whiteley, PO15 7PL

Offers In Excess Of £415,000



Glassfield Road |

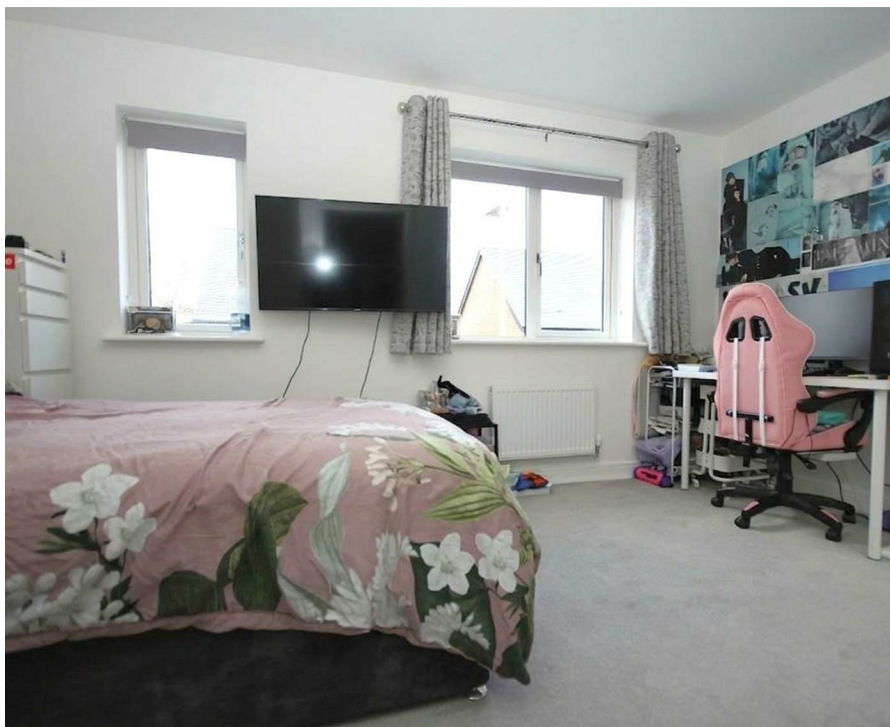
Whiteley | PO15 7PL

Offers In Excess Of £415,000

W&W are extremely delighted to offer for sale this immaculate, nearly new 2023 'Taylor Wimpey' built three double bedroom semi-detached family home, offered with the added benefit of no forward chain. Deceptively spacious and presented in pristine condition, the internal accommodation boasts a lounge, a modern kitchen/dining room, a downstairs cloakroom, and a dedicated study perfect for home working. The property features three double bedrooms, including a luxury en-suite shower room to the main bedroom and a further modern family bathroom. Outside, the home enjoys a beautifully landscaped wildlife garden, alongside a garage and driveway parking.

Glassfield Road is ideally located for the modern family lifestyle, the Whiteley shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a 20 minute walk away, as is 'Meadowside', offering large play field, park & leisure centre. The M27, A27 & Swanwick train station are all easily accessible also. 'Cornerstone Primary School' is close to the property & 'Whiteley Primary School' is also within walking distance.





2023 Built three double bedroom semi detached family home built by 'Taylor Wimpey' homes

Highly sought after 'Amersham' design ideal for families and couples.

No chain ahead

Entrance hall enjoying built in media cupboard

Spacious lounge with window to the front

Modern kitchen/dining room enjoying double doors opening out to the rear garden, built in understairs storage cupboard & attractive high gloss cabinets

Integrated appliances include double oven, hob, dishwasher, washing machine & fridge/freezer

Downstairs cloakroom

Main bedroom benefitting from en-suite

Modern en-suite shower room comprising three piece white suite, large double shower cubicle tray & attractive wall/floor tiling

Two additional double bedrooms with the second bedroom benefitting from twin windows

Modern main bathroom comprising three piece white suite & attractive wall tiling

First floor study with window enjoying views over the garden

Bedroom two & the study have cabling for ethernet

Beautifully landscaped south westerly facing wildlife garden majority laid to cobbles, Indian sandstone paved patio area with pergola above perfect for alfresco dining, display flowers/shrubbery & feature wildlife pond

The garden also enjoys outside tap & side access

Garage & driveway parking

7 Years remaining on the NHBC Guarantee

Estate management charge approx. £175.36 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

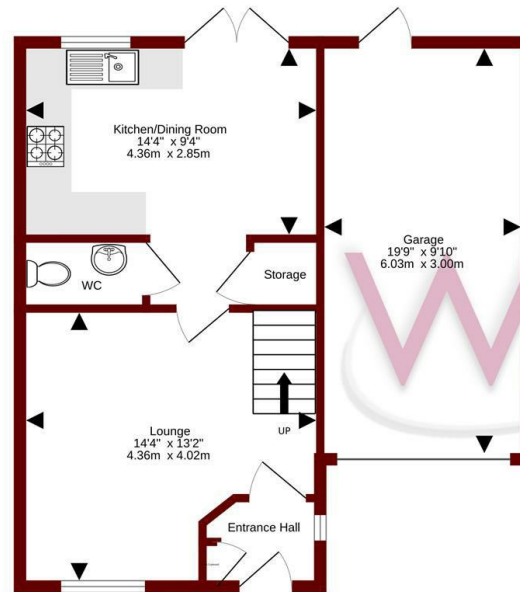
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

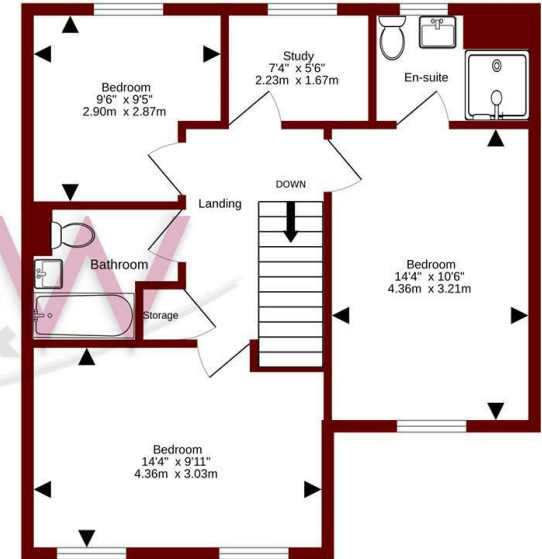
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
563 sq.ft. (52.3 sq.m.) approx.



1st Floor
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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		

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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