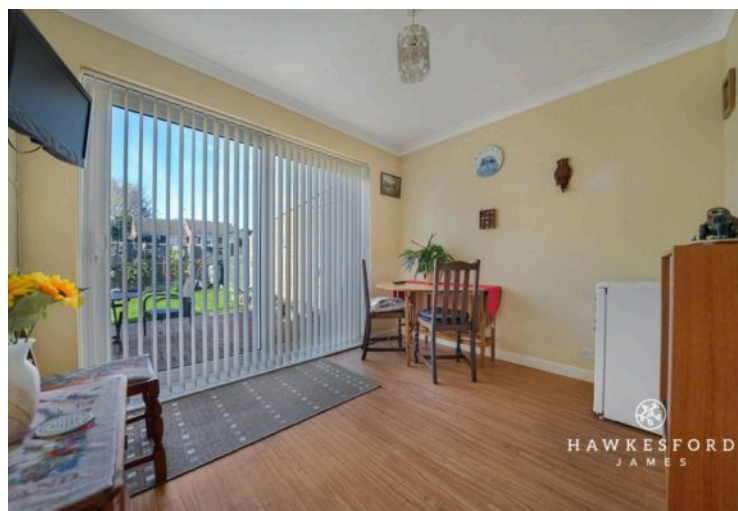




Auckland Drive, Sittingbourne, ME10 1HN

£325,000 Freehold

No chain • Semi-detached bungalow • Two bedrooms • Two reception rooms • UPVC double glazing • Gas-fired central heating • Westerly aspect rear garden • Detached garage • Driveway parking • Popular New Zealand estate location



HAWKESFORD
JAMES



No Chain! This well-presented two-bedroom, two reception room semi-detached bungalow sits proudly on the ever-popular New Zealand estate on the south side of Sittingbourne, and it's absolutely one to put on your must-see list.

From the moment you arrive, the low-maintenance front lawn adds a splash of colour all year round, while the block-paved driveway provides parking for one car at the front. Double gates then open up to even more off-street parking, a detached garage, and handy gated access straight through to the rear garden. Perfect if you've got multiple vehicles or simply love the convenience!

Step inside and the entrance hall leads you into a generous lounge, where a feature electric fire creates a cosy focal point, framed by a window that looks out to the front. The kitchen has a timeless, classic feel and has clearly been well cared for by the current owner, with a side door offering easy access around the property.

From the lounge, an inner hall guides you through to the second reception room, a lovely bright space with patio doors that open out to the garden. You'll also find the master bedroom here, complete with built-in wardrobes, along with a well-presented shower room. The second bedroom is positioned at the front of the home and accessed via the main entrance hall.

The rear garden enjoys a wonderful westerly aspect, making it a great spot to unwind in the afternoon sun. There's a block-paved area just right for al fresco dining or relaxing with a drink. At the far end of the garden, an established border adds greenery and a wooden shed sits neatly tucked behind the garage.

Auckland Drive forms part of the sought-after New Zealand estate, offering excellent transport links in and out of town. Sittingbourne's mainline station and town centre are just 1.2 miles away, and everyday essentials are close at hand with local shops on Chaucer Road a short drive away. There's also a convenience store and service station on London Road within walking distance.

Commuters will love the proximity to the A249, giving easy access to the M2 and M20, plus a fast train to London St Pancras in around an hour. For leisure time, you're spoiled for choice, from The Light cinema and bowling to a great mix of retail stores and M&S Food at the retail park. Fitness enthusiasts can take advantage of The Swallows Leisure Centre or Reynolds Gym and Spa, both just a short trip away.

And if you enjoy the outdoors, you'll be delighted by nearby green spaces including Borden Nature Reserve, Grove Park, King Georges, and Milton Creek Country Park. Weekend adventurers can explore charming villages like Upchurch, Lower Halstow, and Conyer with their scenic Saxon Shore Way walks, while the Isle of Sheppey's award-winning beaches are only a short drive.

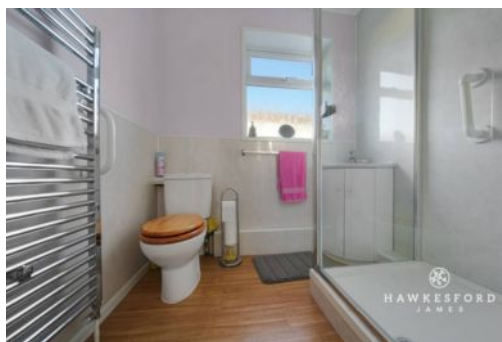


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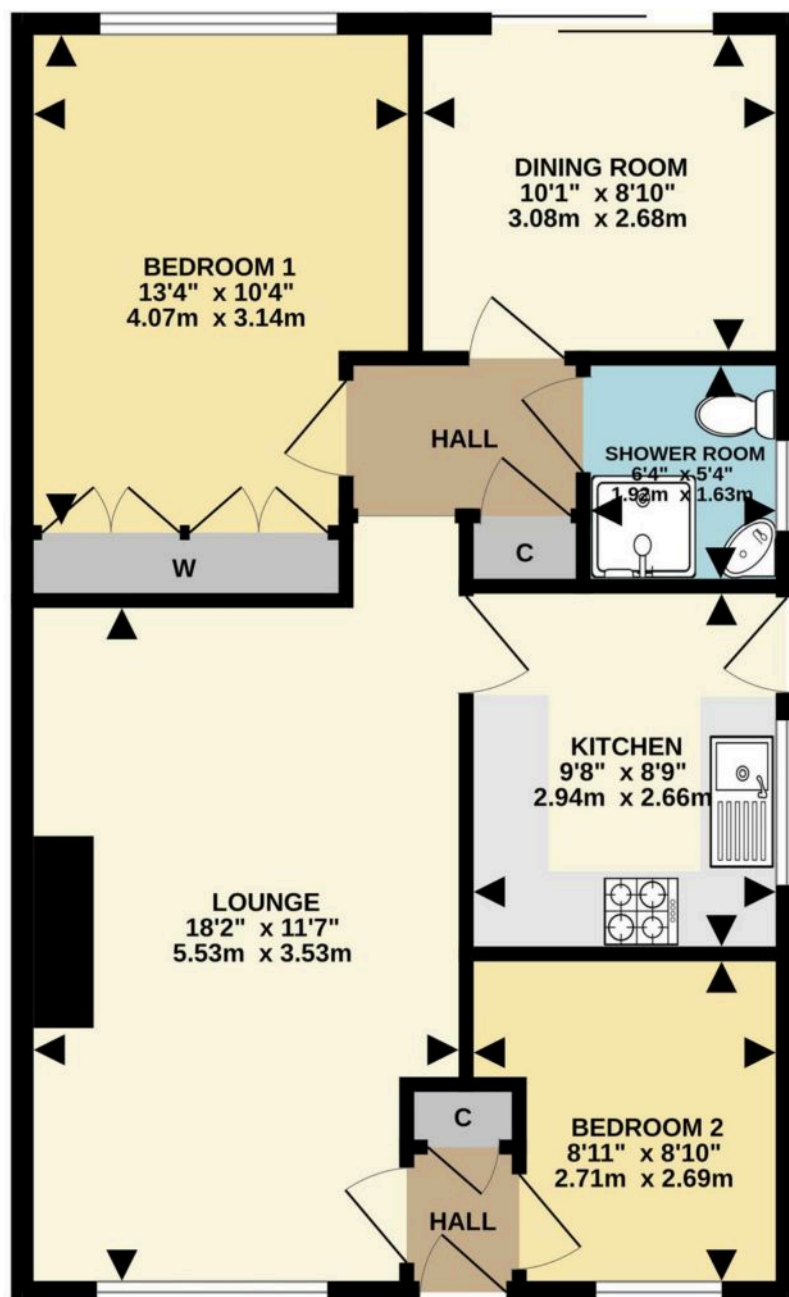
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 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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