



Northwood Drive, Sittingbourne – ME10 4QS
£345,000

HAWKESFORD
JAMES

Northwood Drive

Sittingbourne

- Sought-after Fulston Manor development location
- Semi-detached house
- Three bedrooms
- Flexible double reception room layout
- Garage & driveway parking
- Family bathroom with corner bath & separate shower
- Walking distance to schools, shops & station
- Excellent potential to extend (STPP)

Walk to schools, parks and the station from this sought-after Fulston Manor location. West-facing garden, garage and driveway. A brilliant family home with space to grow and make your own.

Council Tax band: D

Tenure: Freehold

Identification Checks:

In compliance with Anti-Money Laundering Regulation (AML), it is imperative that we conduct thorough identification checks for every purchaser. These checks will be facilitated by a trusted third-party provider, incurring a fee of £40 including VAT per purchase. Please be advised that this fee is payable in advance and is non-refundable. Kindly note that we are unable to issue a memorandum of sale until these statutory obligations have been diligently met.





If you've been waiting for a family home in a brilliant location, close to well-regarded schools and packed with potential to extend (Subject to the necessary permissions) or simply personalise, this could be the one. Sitting proudly on the ever-popular Fulston Manor development on the south side of Sittingbourne, this semi-detached home is coming to the market for the very first time since it was built in the 1960s.

The property offers three bedrooms, driveway parking, a detached garage and a wonderfully generous west-facing rear garden, perfect for enjoying the afternoon and evening sun.

Step inside and you're welcomed by an entrance porch leading into a hallway with stairs to the first floor. The ground floor is nicely flexible too. The two reception rooms are linked by an opening, so they can work as a spacious double reception room, but each also has its own hallway access if you prefer them as separate spaces. The kitchen provides plenty of storage and gives access to the side of the property.

Upstairs you'll find three bedrooms along with a family bathroom featuring a corner bath and a separate shower cubicle.

Outside is where the home really shines. The driveway has gated access through to the rear garden, a great sized west-facing space filled with mature shrubs and planting. A patio area leads onto the lawn where you'll find a pond, a wooden shed, and access to the garage which benefits from power and light.

Practical points to note. The property is currently heated via electric storage heaters. The original gas connection remains in place, however there is no gas meter. Buyers should make their own enquiries with Southern Gas Networks if reconnection is required. Hot water is supplied via a back boiler behind the open fire.

Northwood Drive itself is a highly popular residential area to the south of town. Within walking distance you'll find everyday shops plus Fulston Manor School, Highsted Grammar School for Girls and Borden Grammar School for Boys. Sittingbourne town centre and the mainline railway station are also walkable, making this a great spot for families and commuters alike.

The wider location really adds to the appeal. Sittingbourne strikes that ideal balance between town convenience and surrounding countryside. The A249 gives easy access to the M2 and M20, while fast trains reach London St Pancras in around an hour. Leisure options are plentiful too, including The Light cinema and bowling complex, retail park shopping including M&S Food, and fitness facilities at The Swallows Leisure Centre and Reynolds Gym & Spa.

For outdoor space you're spoilt for choice. King George's Park, Borden Nature Reserve, The Grove Park and Milton Creek Country Park are all close by. Nearby villages like Rodmersham and Tunstall offer lovely countryside walks, and the Saxon Shore Way through Upchurch, Lower Halstow and Conyer makes a perfect weekend outing. And when the coast calls, the award-winning beaches of the Isle of Sheppey and Whitstable are just a short drive away.

Disclaimer

These particulars are intended to provide a fair and accurate description of the property. While we make every effort to ensure accuracy, we cannot accept responsibility for any errors or omissions, and they do not form part of an offer or contract. We have not tested any services, systems, or appliances (including central heating, where fitted). Purchasers should satisfy themselves, through their own enquiries or inspections, as to their condition and working order. Where a property is vacant, reconnection charges may apply for any services or appliances that have been disconnected, switched off, or drained. All measurements are approximate. Lease details, service charges, ground rent (where applicable), and council tax are given as a guide only and should be confirmed by the purchaser's solicitor prior to exchange of contracts.

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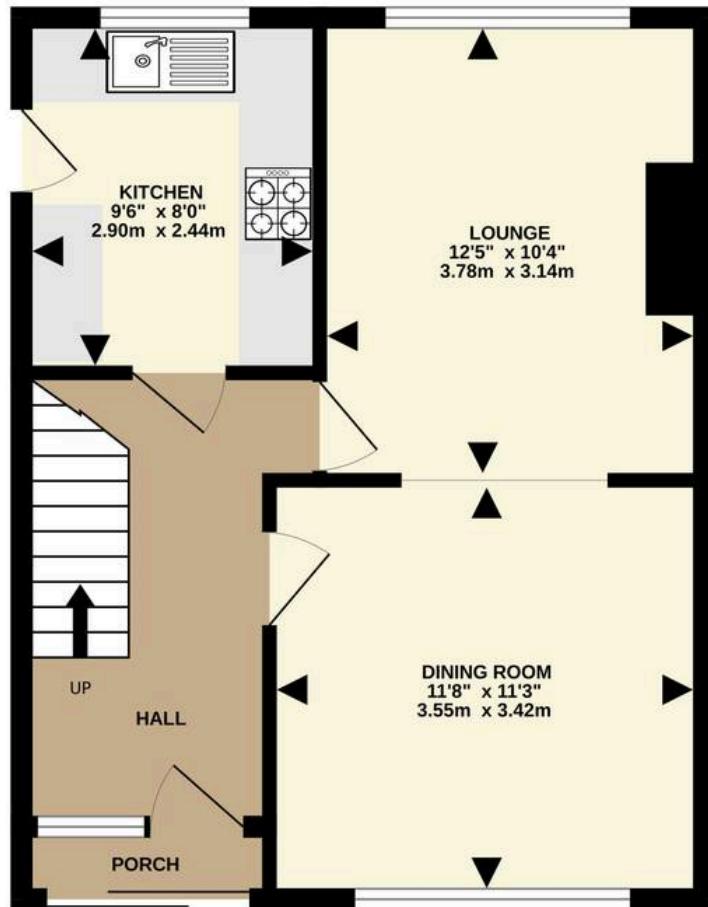


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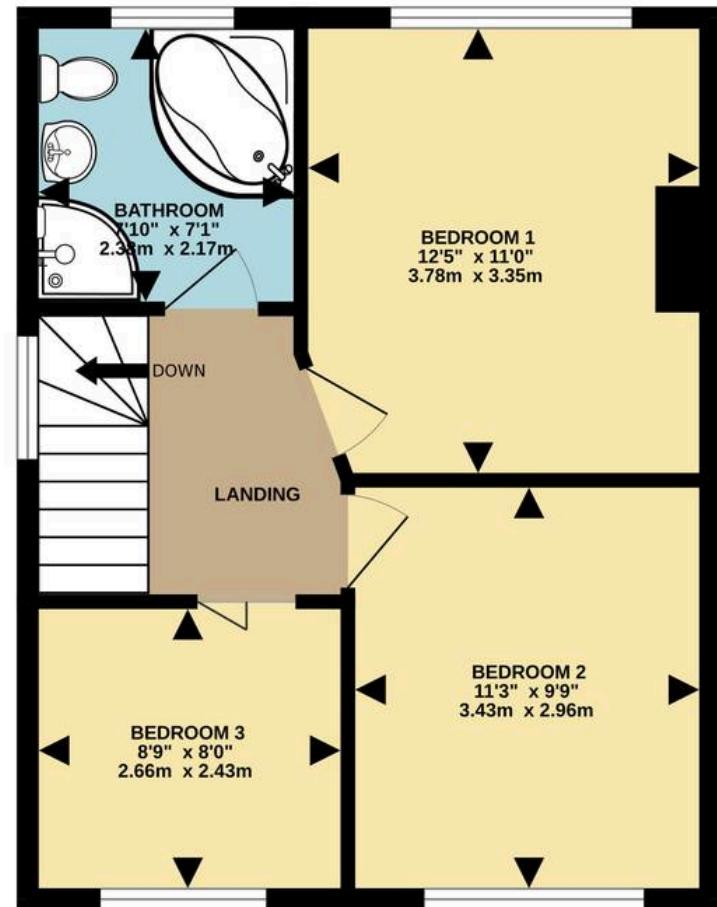




GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 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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FOR FULL DETAILS



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