



11 Whinfell Close, Huntingdon - PE29 6GZ

Offers Over £300,000



HARVEY  
ROBINSON

# 11 Whinfell Close

Huntingdon, Huntingdon

- 3 Bedroom Semi-Detached
- Ensuite to Master
- Redecorated Throughout
- New Flooring
- Modern Kitchen and Bathroom
- Garage and Parking
- Cul-de-sac
- Vacant / No Chain

Nestled in a sought-after cul-de-sac, this beautifully presented three-bedroom semi-detached house offers an exceptional opportunity for those seeking a modern and comfortable home with no onward chain. Upon entry, you are welcomed into a bright hallway that leads to a spacious living room with fresh décor and new flooring, creating an inviting space for relaxation or entertaining guests. The heart of the home is the stylish, fully fitted modern kitchen, featuring sleek cabinetry and ample workspace, ideal for home cooks and family meals. Upstairs, the property offers three well-proportioned bedrooms, including a generous master suite complete with a contemporary ensuite shower room for added privacy and convenience. Each room has been redecorated throughout, with neutral tones and quality finishes, ensuring a move-in ready experience. The family bathroom is modern and well-appointed, while thoughtful storage solutions can be found throughout the home. With a practical layout and a warm, welcoming atmosphere, this property is perfectly suited for families, professionals, or anyone looking for a fresh start in a popular location.





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Outside, the property boasts an attractive frontage with a driveway providing off-road parking, complemented by a single garage for secure storage or additional parking. The private rear garden is fully enclosed, offering a safe and tranquil space for children to play or for hosting summer barbeques with friends and family. Low-maintenance landscaping ensures you can enjoy the garden without the need for extensive upkeep, making it ideal for busy lifestyles. The cul-de-sac setting provides a peaceful environment with minimal traffic, enhancing the sense of community and security. With easy access to local amenities, schools, and transport links, this property combines practical outdoor features with a desirable location, making it an outstanding choice for your next home.

## LOCATION

**Stukeley Meadows** is a highly sought-after residential area on the outskirts of the vibrant market town of **Huntingdon**. The neighbourhood perfectly blends a peaceful, family-friendly atmosphere with excellent connectivity and modern amenities, making it a desirable place to call home.

Families will appreciate the strong local schooling options:

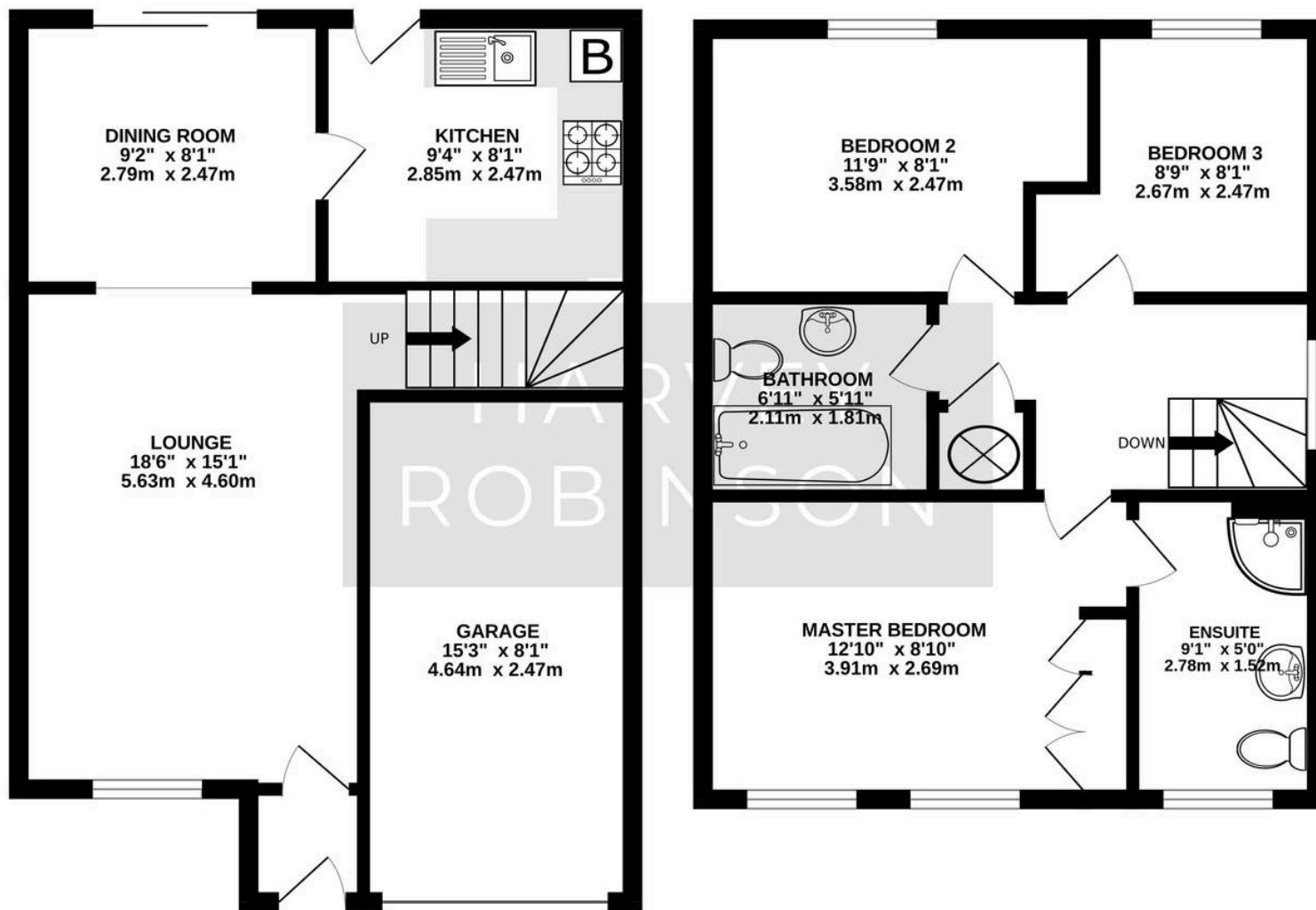
- **Stukeley Meadows Primary School** – a well-regarded local primary within easy walking distance, offering education for ages 5–11 with positive Ofsted performance and strong community engagement.
- **Huntingdon Primary School and Cromwell Academy** – both within a short distance and rated well.
- **St Peter's School** – an established secondary school with sixth form in Huntingdon town centre.
- **Hinchinbrooke School** – another popular local secondary option, just a short journey away.

These choices give families strong continuity from early years through to secondary education.



GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.  
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### FAQS

Tenure: Freehold

EPC: C (71/85)

Property Built: 1990's

Onward Movements: Vacant, No Chain

Rear Garden: North-West Facing

Primary School: Stukeley Meadows

Secondary School: St Peters

Council Tax: Band C

Loft: No Fitted Ladder, Not Boarded

Boiler: 4 Years old (Serviced No-25)

Water Meter: Yes

Estimated Rental Income: £1200pcm - £1350pcm

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