



**Cooper Road, Sheringham NR26 8UH**

**welcome to**

**Cooper Road, Sheringham**

William H Brown are pleased to offer this Three Bedroom End Terrace House set in a popular location of Sheringham, short walk to schools & town this one is perfect for family living. Call us to book your viewing!!



**Sheringham is a delightful small town in an area of Outstanding Natural Beauty on the North Norfolk coast nestling between the sea and Pretty Corner woods. The town is a popular holiday destination and the centre has an excellent range of independent shops and a Tesco's supermarket. There are schools for all ages including many public schools within a few miles, together with bus and rail links to the bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library together with the Reef Leisure Centre and a magnificent 18-hole cliff-top golf course.**

**This property consists of entrance hall, downstairs cloakroom, kitchen, living room, conservatory, three bedrooms, family bathroom, front & rear gardens**

#### **Entrance Hall**

Door to the front aspect, radiator and tiled flooring.

#### **Lounge**

20' 11" x 9' 11" ( 6.38m x 3.02m )

Double glazed window to the rear aspect, doors to the sun room and wooden flooring.

#### **Kitchen**

10' 7" x 8' 11" ( 3.23m x 2.72m )

Fitted kitchen with range of grey wall & floor units and white work surfaces over, integrated oven, spaces for white goods, tiled splashbacks, double glazed window to the front aspect and tiled flooring.

#### **Sun Room**

10' 2" x 8' 3" ( 3.10m x 2.51m )

Doors to the garden and wooden flooring.

#### **Bedroom One**

12' 9" Max x 11' 1" Max ( 3.89m Max x 3.38m Max )

Double glazed window to the rear aspect, radiator and carpeted flooring.

#### **Bedroom Two**

12' 10" x 6' ( 3.91m x 1.83m )

Built in cupboard, double glazed window to the rear aspect, radiator and carpeted flooring.

#### **Bedroom Three**

9' 11" x 6' ( 3.02m x 1.83m )

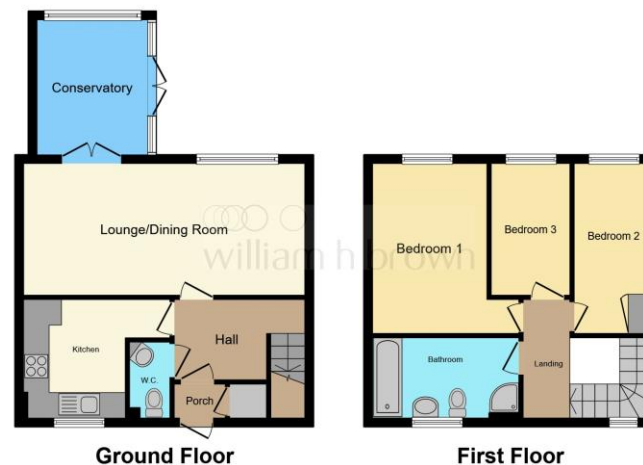
Double glazed window to the rear aspect, radiator and carpeted flooring.

#### **Bathroom**

Suite comprising of shower cubicle, bath, wash hand basin and WC, double glazed window to the rear aspect, radiator and wooden laminate flooring.

#### **Exterior**

To the front of the property is a small garden with pathway to front door. To the rear is a fenced in low maintenance garden, mainly laid to lawn with decking and patio areas.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Cooper Road, Sheringham

- Three Bedroom End Terrace House
- Close by to Schools & Town
- Downstairs Cloakroom & Upstairs Bathroom
- Perfect Family Home
- Ready to Move in

Tenure: Freehold EPC Rating: C

# £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108482 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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