

# property details **approval form**

4 Cooper Road, Sheringham, Norfolk, England, NR26 8UH

**Date:** 24 July 2026

**Property Ref and Version:** CRM109283 - 0017



## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown office:** 17 - 19 West Street, CROMER, Norfolk, NR27 9HZ

**T** 01263 513764 **E** Cromer@williamhbrown.co.uk

# property details **approval form**

4 Cooper Road, Sheringham, Norfolk, England, NR26 8UH

**Date:** 24 July 2026

**Property Ref and Version:** CRM109283 - 0017

## >> **price**

---

£250,000

Tenure: Freehold

## >> **key features**

---

- > Open-plan living spaces on the ground floor.
- > Low council tax band (B)
- > Low maintenance enclosed, decked garden.
- > Versatile ground floor third bedroom
- > Off road parking
- > Gas central heating
- > Recently refreshed throughout.
- > Close to local schools
- > EPC Rating: D

## >> **short description**

---

A lovely mid terraced, contemporary three bedroom family home, offering versatile accommodation, a sunny, low maintenance garden and off road parking.

## >> **long description**

---

Located within a popular family area, close to the local schools, this mid terrace home would be perfect for first time buyers and growing families alike. Within walking distance to the bustling town centre and beautiful beaches of Sheringham it has recently been refreshed throughout and is ready for a new family to make it their own. Viewing highly recommended.

Our Opinion: "This property is a real find as it offers versatile accommodation across two floors. It is located in a very sought after area of Sheringham and is sure to be snapped up!"

## >> **directions**

---

**Your William H Brown office:** 17 - 19 West Street, CROMER, Norfolk, NR27 9HZ

**T** 01263 513764 **E** Cromer@williamhbrown.co.uk

# property details **approval form**

4 Cooper Road, Sheringham, Norfolk, England, NR26 8UH

**Date:** 24 July 2026

**Property Ref and Version:** CRM109283 - 0017

Enter Cooper Road and drive to a row of houses on the right hand side, which have steps down to the small front garden and front door. This is a mid terrace property, which is the second house in a terrace of four.

## >> **Agent Note**

---

# property details **approval form**

4 Cooper Road, Sheringham, Norfolk, England, NR26 8UH

**Date:** 24 July 2026

**Property Ref and Version:** CRM109283 - 0017

## >> room description

---

### **Front Garden**

Stairs down to a small front garden and entrance.

### **Entrance**

Entrance Lobby

Staircase, cloaks cupboard with plumbing in place should you wish to convert this to a wc.

### **Living Room**

15' 3" x 11' max ( 4.65m x 3.35m max )

This light and airy space is open-plan to the kitchen diner and provides the perfect place to relax and unwind after a busy day.

Double glazed window to front, 2 radiators, understairs cupboard. Opening to;

### **Kitchen / Dining Room**

14' x 8' 8" ( 4.27m x 2.64m )

A very workable space with room to both cook and dine, this kitchen diner completes the open-plan feel for the living areas on the ground floor.

Wall and base units, rolled edge worktops, stainless steel 1 1/2 bowl sink, built in oven, hob, and hood, recess for washing machine or washer dryer.

### **Bedroom 3 / Study**

12' 7" x 8' 5" ( 3.84m x 2.57m )

This ground floor room brings real versatility to this charming family home. Formally a bedroom with an ensuite shower, basin and wc all the necessary plumbing is still in place should you wish to add a downstairs bathroom in addition to using the rest of the space for a bedroom. It would also make a great office, studio or space for someone running a small home business. (This may be subject to change of usage.)

Double doors to rear, double glazed window to side, radiator.

### **Stairs From Hall To Landing**

#### **Bedroom One**

11' x 9' 7" ( 3.35m x 2.92m )

A good size master bedroom with the bathroom just footsteps along the landing.

Double glazed window to front, radiator, built in cupboard.

#### **Bedroom Two**

9' + recess x 8' ( 2.74m + recess x 2.44m )

Another good sized bedroom.

Double glazed window to rear.

### **Bathroom**

A recently refurbished bathroom with an attractive, contemporary finish

Panelled bath with shower above, wc, wash basin, double glazed window to rear, extractor, fully tiled.

### **Rear Garden**

**Your William H Brown office:** 17 - 19 West Street, CROMER, Norfolk, NR27 9HZ

**T** 01263 513764 **E** Cromer@williamhbrown.co.uk



# property details **approval form**

4 Cooper Road, Sheringham, Norfolk, England, NR26 8UH

**Date:** 24 July 2026

**Property Ref and Version:** CRM109283 - 0017

## >> **room description**

---

The rear, low maintenance garden provides a lovely decking area, perfect for sitting with a morning coffee or a sundowner. Allocated parking accessed through back garden gate.

# property details **approval form**

4 Cooper Road, Sheringham, Norfolk, England, NR26 8UH

**Date:** 24 July 2026

**Property Ref and Version:** CRM109283 - 0017

## >> **room description**

---

# property details **approval form**

4 Cooper Road, Sheringham, Norfolk, England, NR26 8UH

**Date:** 24 July 2026

**Property Ref and Version:** CRM109283 - 0017

## >> **property images**



**Your William H Brown office:** 17 - 19 West Street, CROMER, Norfolk, NR27 9HZ

**T** 01263 513764 **E** Cromer@williamhbrown.co.uk



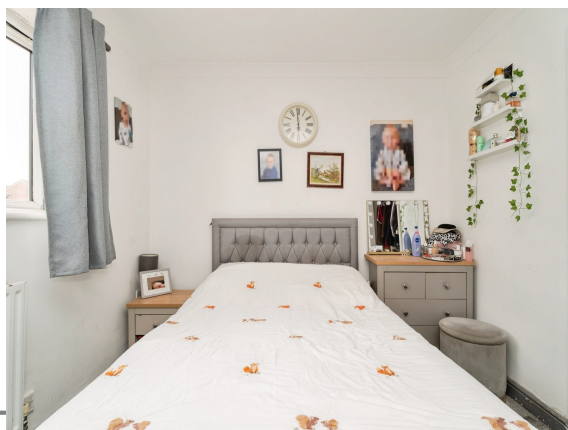
# property details **approval form**

4 Cooper Road, Sheringham, Norfolk, England, NR26 8UH

**Date:** 24 July 2026

**Property Ref and Version:** CRM109283 - 0017

## >> **property images**



**Your William H Brown office:** 17 - 19 West Street, CROMER, Norfolk, NR27 9HZ

**T** 01263 513764 **E** Cromer@williamhbrown.co.uk



# property details **approval form**

4 Cooper Road, Sheringham, Norfolk, England, NR26 8UH

**Date:** 24 July 2026

**Property Ref and Version:** CRM109283 - 0017

## >> **property images**

---



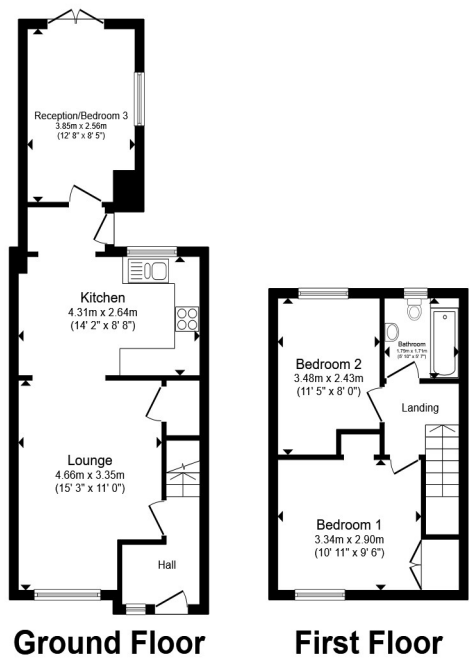
**Your William H Brown office:** 17 - 19 West Street, CROMER, Norfolk, NR27 9HZ

**T** 01263 513764 **E** Cromer@williamhbrown.co.uk

# property details approval form

4 Cooper Road, Sheringham, Norfolk, England, NR26 8UH  
**Date:** 24 July 2026      **Property Ref and Version:** CRM109283 - 0017

## >> floor plan



Total floor area 72.5 m<sup>2</sup> (780 sq.ft.) approx  
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.propertybox.io](http://www.propertybox.io)



## >> approval

**Signature**      **Date**

|                          |  |  |
|--------------------------|--|--|
| <b>Lynda Gotts-White</b> |  |  |
| <b>Mr M. Palmer</b>      |  |  |