



The Sycamores Strang Road, Union Mills, Braddan, Isle of Man,
IM4 4NP

Asking Price £795,000

- Substantial Detached Family Home in a Sought After Location
- Solar Panels & Air Source Heating System Installed
- Spacious Living Room, Dining Room, Kitchen, Utility & Large Family Room
- Generous Plot in a Convenient Union Mills Location
- Detached Garage, Separate Recreation Room & Garden Room



An impressive and highly versatile detached family home occupying a generous plot in a convenient position within Union Mills. Extending to approximately 2,579 sq ft, the property offers excellent accommodation arranged over two levels, together with a detached garage, recreation room and garden room.

The main living accommodation provides an excellent balance of reception and bedroom space. At first floor level, a spacious entrance hall leads through to a substantial living room with feature fireplace, separate dining room and a well-proportioned fitted kitchen. The kitchen is complemented by a useful utility room, while two bedrooms and a bathroom complete this level.

The ground floor offers further flexible accommodation, centred around an impressive family room measuring approximately 19'4" x 20'8" with doors providing direct access outside. There is a further bedroom, bathroom, WC and an additional office/foyer area, making this part of the house particularly adaptable for family living, working from home or accommodating guests.

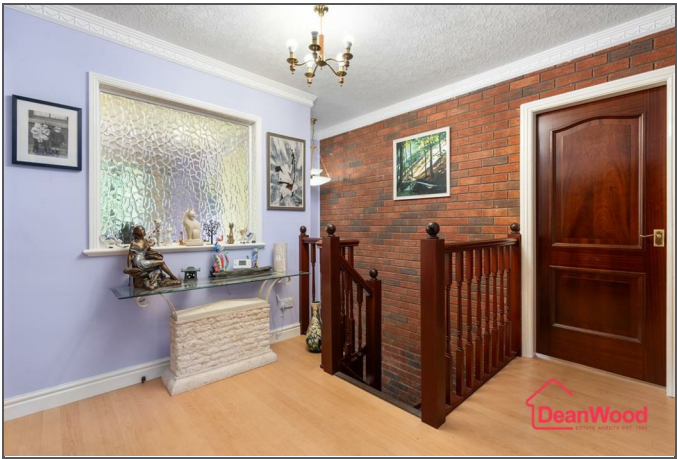
Externally, the property is further enhanced by a detached garage, separate recreation room and garden room, providing a fantastic amount of additional usable space for hobbies, entertaining, a home gym or office.

A particular benefit of The Sycamores is its investment in modern energy-efficient technology, with solar panels and an air source heating system installed, helping to reduce reliance on traditional energy sources.

The combination of substantial accommodation, flexible ancillary spaces and a generous plot makes The Sycamores an excellent family home in a sought-after and convenient location.

















Total: 2579 sq. Ft, 240 m2

Recreation Room: 289 sq. Ft, 27 M2, Garage: 0 sq. Ft, 0 M2, Ground Floor: 1136 sq. Ft, 106 M2, 1st Floor: 1154 sq. Ft, 107 m2
Excluded Areas: Garage: 319 sq. Ft, 30 M2, Half Bath: 26 sq. Ft, 2 M2, Covered Deck: 68 sq. Ft, 6 M2,
Utility: 72 sq. Ft, 7 M2, Patio: 77 sq. Ft, 7 M2, Fireplace: 11 sq. Ft, 1 M2,
Walls: 276 sq. Ft, 24 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

T 01624 620606

F 01624 677363

E info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET CASTLETOWN
ISLE OF MAN IM9 1LF

T 01624 825995

F 01624 825996

E castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
RAMSEY ISLE OF MAN IM8 1AQ

T 01624 816111

F 01624 816588

E ramsey@deanwood.co.im

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

FOR MORE PROPERTIES VISIT OUR WEBSITE @ **deanwood.im**