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ESTATE AGENTS EST. 1986



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



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

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.

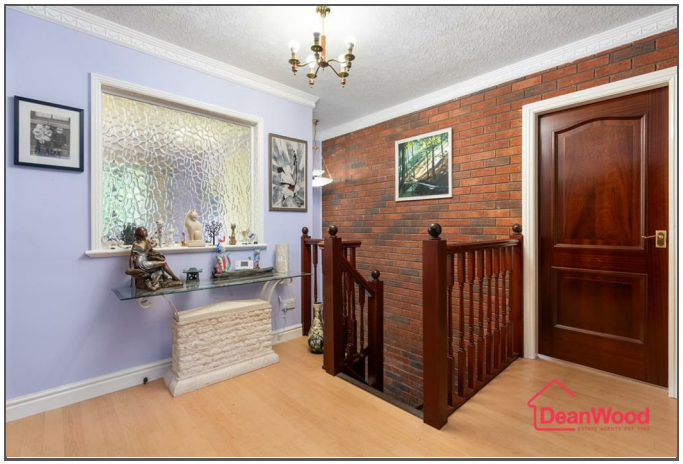




















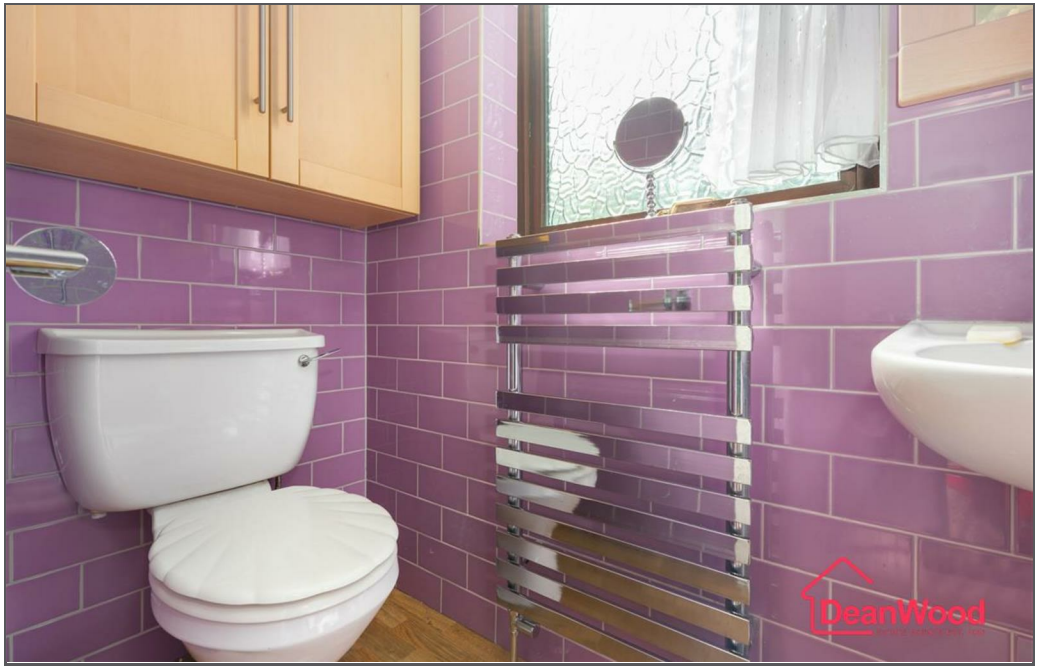

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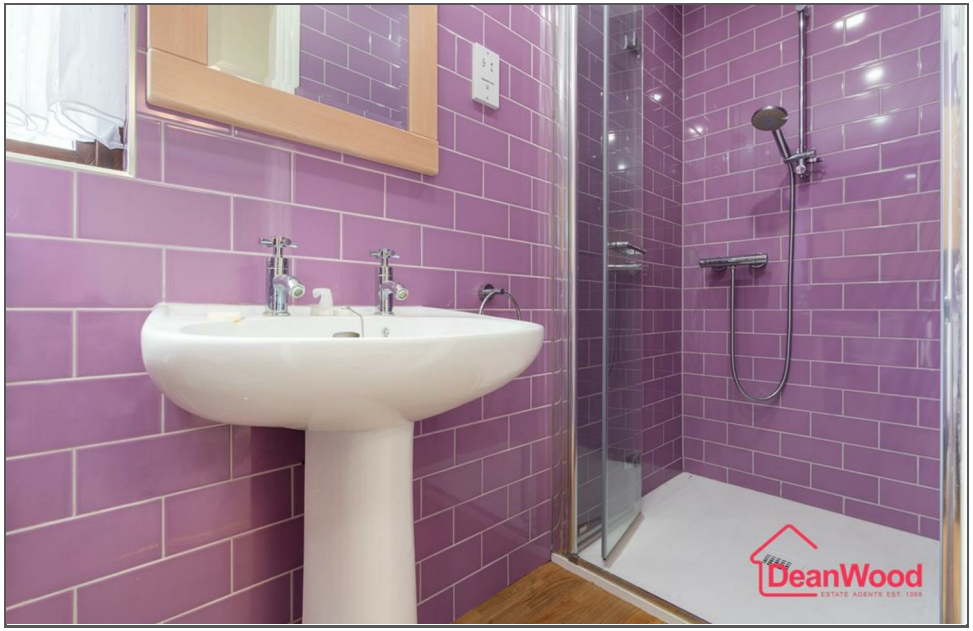

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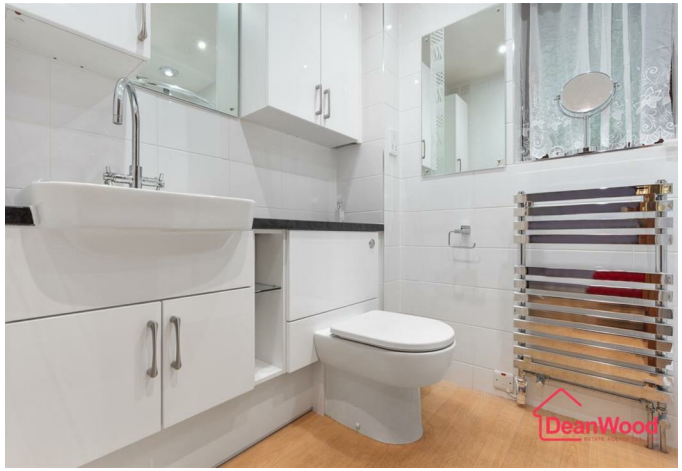
































Total: 2579 sq. Ft, 240 m2

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.

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