



# Put life in your loft

**C**onverting your loft is the quickest and most economical way to gain another bedroom in your home. As well as creating space for your own family, it increases the saleability of your house in the future.

The main factor affecting the price of a property is the number of bedrooms it has, and a spend of £25,000 on the conversion of a loft will, on average, increase the sale price by between £35,000 and £40,000.

Loft conversion expert, and owner of industry professionals – Loftplan, Dave Bernasconi, explains: "It's an ideal way to gain an extra bedroom without the upheaval and costs of moving home or building an extension.

"It's important that you put thought into the design to ensure that your new room provides a natural and complementary extension to your existing accommodation, whilst providing the space that you require."

Almost all lofts can be converted and will provide you with the largest and most attractive living area in your home. You can convert your loft into a bedroom, bathroom, office, study or suite of rooms.

*Loft conversion is fast becoming one of the most popular ways to increase the market value of your home.*

*We discover how and why.*

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Dormer conversion

## Velux Window Conversion

Velux windows can be installed when the roof is of sufficient height to provide a useful space without any need for external extension.

## Dormer Conversion

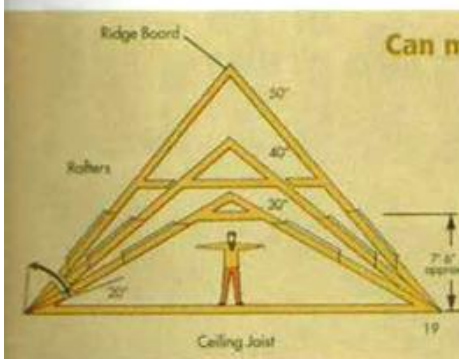
Dormers are installed when you need to create more space in the loft, either for staircase access, more headroom, or a double bedroom. When installed in an apexed roof, these can also enhance the appearance of a property.

## Bathrooms

Bathrooms and en-suites are becoming very popular in loft conversions. They are also very good selling points for the future and you can find designs to suit all circumstances.

## Can my Loft be Converted?

Almost all lofts are possible to convert, but you can easily judge for yourself whether a conversion is feasible. If you stand in your loft, directly under the apex or ridge, and you have approximately 7'6" from ceiling joist to ridge, then it can be done.



## Trussed Rafter Conversion

If you use a company that is experienced with trussed rafter roofs and timber frame construction, they will be able to convert this, once thought impossible, type using steel beams and traditional carpentry.



For more information, and help from the experts at Loftplan, call 0800 614276