

# CONVERT AND DISCOVER THE EXTRA ROOM YOU NEED

Tim Benson, director of Moduloft and Trussloft, explains how a loft conversion can add space – and value – to your home



If you love your house but need extra living space, staying put and converting your loft is a great option.

The satisfaction you get from improving and personalising your home can be extremely rewarding, and the majority of loft conversions will also add value to your property.

Property structure and roof height can be key factors in the feasibility of a loft conversion, but modern construction methods mean almost all houses can now benefit from an extra floor. Between them, Moduloft and Trussloft can offer solutions to anyone considering a loft conversion to add more space.

## BESPOKE SOLUTIONS

Moduloft offers an innovative and convenient alternative to a traditional loft conversion, with minimal hassle and upheaval. The company builds modular loft spaces off site in a factory, and these are then installed in two to three weeks. The process allows you to add an extra storey to almost any home, whether it has an existing loft space or not, subject to planning constraints.

Trussloft, meanwhile, has been completing traditional loft conversions for more than 20 years. This kind of conversion will take between eight and 12 weeks and requires an existing loft space with a height of at least 2.4 metres. Because the height of the roof isn't changing, planning

permission isn't normally needed, but you can check whether this will be the case at [realhomes.co.uk/do-i-need-planning-permission-loft-conversion](http://realhomes.co.uk/do-i-need-planning-permission-loft-conversion).

Both Moduloft and Trussloft provide a fully managed service, completing all necessary planning applications and legal submissions, and also appointing a third party building inspector to ensure the work complies with building regs.

## THE PERFECT USE

The beauty of a loft conversion is that it can fulfil any purpose you require. Often it's about adding an extra bedroom and bathroom, especially if you have children who shared a room when they were younger and now need their own space. Another popular use is as

a family room or play space with sofas, a TV and games consoles to allow you to relax.

Depending on your property and its location, you may even choose to switch to an upside-down layout, with the kitchen-diner in the loft where it can make the most of the views on offer.

It's essential to decide what the space is to be used for right from the outset, as this then carries through into your bespoke design – so everything from the layout to fixtures and fittings will be tailored to its planned purpose.

## THE COST

To design, factory build, deliver and install a Moduloft unit containing two bedrooms and a bathroom would cost from

£110,000, including all fixtures and fittings. Anyone who places an order is encouraged to walk through their floor plan on a factory visit, where they can meet the team to discuss the project.

For a traditional two-bed, one-bathroom loft conversion by Trussloft, expect to pay from £42,5000, including installation, fixtures and fittings.

## FIND OUT MORE

To find out more about bespoke modular lofts from Moduloft, visit [moduloft.co.uk](http://moduloft.co.uk). For traditional loft conversions, head to the Trussloft website at [trussloft.co.uk](http://trussloft.co.uk).

Search 'loft conversions' at [realhomes.co.uk](http://realhomes.co.uk) for more great design ideas

