How a Kitchen Renovation Can Boost Your Property’s Worth
Increasing home value: Discover how to renovate your kitchen to increase your property’s value.

Renovating your kitchen can be a smart investment. It can increase your property’s value by up to 10% (according to a survey by YouGov 2023). However, with any investment it is important to understand the factors that influence your property’s worth as well as careful planning and understanding your local area.

**Quality Matters**

Purchase the best materials that you can within your budget, as you really do get what you pay for.

Flat-pack kitchens may seem like a cost-effective solution, but you will spend more money on installation as it will be more time consuming to build the cabinets. They can also be open to more errors.

Modular kitchens can be delivered ridged (which means factory glued and screwed) for simpler installation and for a more solid construction. Variations in price will be dependent on carcass materials, fittings and mechanisms.

Bespoke kitchens are hand-made and crafted with expert attention to detail. There is no limit to what can be done and it can be tailored to your space for maximum optimisation. It is the also the best result if you are looking for interesting materials and finishes to ensure your kitchen adds the maximum value to your home.

In terms of appliances, it is easy to do research online as most brands have detailed information and pricing, which lists the functions and key features. Don’t feel that you have to buy one brand for all of your appliances as they are often not all experts in all fields. Some are better for cooling, cooking, extraction and cleaning.

For surfaces, by which we mean worktops and splashbacks, we would advise to understand the difference between the materials and how they function. Where the surfaces are made can have an impact on the price. They can vary a lot in price, but they are a really visible and practical part of the kitchen so is not the item to scrimp on. Also, you could consider mixing worktop materials and surfaces to add interest and be budget savvy.

**Top tip:** Reach out to a local estate agent to find out the value a new kitchen can add to your property.

**Design**

Use an expert to design your kitchen to ensure that you are maximising not only the functionality, but also the aesthetics of the end result. It is equally important that the kitchen is installed professionally by a dedicated kitchen installer.
The advantage of using a Designer is that they will be aware of all current materials and trends. They will also have knowledge on the latest technology in terms of appliances, which is valuable advice and will allow you to make informed decisions. Consider a timeless design style to appeal to a wider audience and to ensure that the kitchen will have longevity.

**Local estate agents**

The market is influenced by buyer preferences. If you want to maximise your return of investment you must consider making decisions based on the market conditions in your area and the kind of person who will look to buy your home.

**Energy Efficiency**

Incorporating energy-efficient appliances into your kitchen can be an attractive selling point for environmentally conscious buyers. It might help to increase your property's value over time, as well as reduce your utility bills.

**Timing**

Renovation projects can always take longer than you think, so plan well in advance if you are considering to sell in the next 2-3 years. This will allow plenty of time to complete a renovation and allow you to enjoy the space before you sell it. A good quality kitchen should last for at least 10 years and quality appliances tend to have longer warranties, so it is worth checking at the time of purchase.

If you are thinking of renovating to help increase your property’s worth, make informed decisions to maximise the potential of your property as an investment. Consult with local estate agents to understand the value of renovating and the impact it will have on your property’s value.