

MODERN HOUSE EXTENSIONS LIMITED



LIGHT-FILLED EXTENSIONS FOR MODERN LIVING.

DESIGN • PLAN • BUILD

SINGLE STOREY EXTENSIONS

MORE SPACE. MORE LIGHT. MORE LIFE.

Beautifully designed single storey extensions that transform the way you live, every day.



EXPANSIVE GLAZING

Large glazed rear walls and glass-to-glass corners flood your home with natural light.

QUALITY FINISH

Premium materials, including brick return walls that blend seamlessly with your home.

COMFORT ALL YEAR

Energy efficient design keeps your home warm in winter and cool in summer.

BUILT TO LAST

Expert craftsmanship and attention to detail ensure a flawless finish every time.

FIXED PRICE GUARANTEE

No surprises. No hidden costs. Just complete peace of mind.

DOUBLE STOREY EXTENSIONS

MORE SPACE. MORE LIGHT. MORE LIFE.



Beautifully designed double storey extensions with a contemporary timber finish and large glazed walls to bring in light and bring you closer to your garden.

Large glazed rear walls

Bespoke design to suit your home

Contemporary timber cladding

Fixed Price Guarantee



01 / THE VISION

Light-Filled Extensions for Modern Living.

Transform Your Home Without Moving

Your home should grow with your lifestyle. Whether you need a larger kitchen, open-plan family space, or a stunning entertaining area, Modern House Extensions designs and builds contemporary extensions that transform the way you live.

Specialising in contemporary rear extensions with large glazed walls and minimal-frame doors, we create bright, spacious living areas that seamlessly connect your home with your garden.

Our signature designs feature expansive glazed rear walls that flood your home with natural daylight : aluminium sliding or bifolding doors, floor-to-ceiling glazing, Frameless glass corners, rooflights or lanterns

The end result is a clean, contemporary aesthetic with uninterrupted views of your garden and a seamless indoor-outdoor connection

A Fully managed process with a Fixed Price Guarantee



NO BUDGET SURPRISES

We take care of absolutely everything from concept to finish with No budget surprises.

No hidden costs. No unexpected extras.

At Modern House Extension we provide a full turnkey service from the design of your extension to its final finishing taking the stress and risk out of what is a major financial commitment

Additionally we believe every homeowner deserves complete confidence before construction begins and our Fixed Price Guarantee means the price you agree is the price you pay for the agreed specification.

With detailed quotations, transparent pricing and all the processes fully managed, you can enjoy your project knowing your investment is protected

Modern Extensions Designed Around You



Every family lives differently, which is why every extension is individually designed.

- A contemporary kitchen extension
- A spacious family living area
- A luxury dining space
- A garden room with panoramic glazing
- An open-plan kitchen, dining and living space

We'll create a design that maximises natural light, improves functionality and enhances the value of your property.

04 / INVESTMENT

These single storey extensions



4m x 5m

£48,458

5m x 6m

£58,619

Includes full bespoke design and planning approvals
(exc internal fittings and landscaping)

These two storey extensions



3m x 5m

£64,127

4m x 6m

£75,504

Includes full bespoke design and planning approvals (exc internal fittings + landscaping)

Our Process



- 1 Free Consultation**
We discuss your ideas, budget and vision.
- 2 Design & Planning**
Create bespoke 3D designs tailored to the vision for your home along with full detailed drawings, including planning and building regulations
- 3 Fixed Price Proposal**
Provide a detailed FIXED PRICE quotation and specification with no hidden surprises.
- 4 Planning approvals and Building Control**
Deal with all necessary planning and building control requirements
- 5 Construction**
Manage professional tradesmen delivering quality workmanship with minimal disruption.
- 6 Completion**
Your fabulous new living space, finished to the highest standards

Why Choose Modern House Extensions ?



Modern Contemporary Design

Modern architecture that complements both traditional and contemporary homes.

Fixed Price Guarantee

Complete confidence with transparent pricing from day one.

Expert Turn Key Project Management

One experienced team manage your entire project from concept to completion.

Premium Materials

High-performance glazing, quality construction and exceptional finishes.

Energy Efficient

Designed to meet modern building standards with excellent thermal performance.

Built Around Your Lifestyle

Every extension is designed to suit how you and your family actually live.

COST OF OPTIONAL EXTRAS

Bifold doors in place of sliding doors - £100 per sq m (door size)

Bifolds allow doors to be fully opened up but do need to be stacked which takes up space

Fixed flat roof light - £600 per sq m (rooflight size) Lanterns priced based on design

Rooflights typically delivers approximately 3 times the light of a vertical window and brings natural light deeper into your existing house

Solar control glass - with tint £40 per sq m, neutral (no tint) £70 per sq m (door size)

Large glazed areas, especially those that will get a lot of direct sunlight, can significantly overheat rooms and solar control options should be considered

External timber cladding finish - from £120 per sq m (wall sizes), dependent on timber specified

OPTIONS PRICED BASED ON SPECIFICATION REQUIRED :

- External lighting
- Landscaping
- Upgrades/additions to standard specification - flooring coverings, decoration, electrics



LET'S TALK ABOUT **YOUR EXTENSION.**

If you'd like to discuss your ideas for your extension feel free to contact us

- **NO SALES CALLS GUARANTEED** -

GET IN TOUCH

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