

ADDING VALUE TO YOUR HOME ON A SHOE STRING BUDGET

By Angela Ocker

Planning on putting your home on the market or simply wanting to spruce things up? There are some cost-effective ways to achieve a massive revamp without over spending on your budget make that money work harder for. Any renovation or revamp will not only create a fresh and aesthetically pleasing look, but will also add value to your home, increasing your investment value.

Here are some cost-effective DIY projects that you can tackle this summer which promise not to break the bank but still make a substantial difference to your home.

One of the most expensive areas of your home is your kitchen, often known heart of your home. Replacing your cabinetry can be costly, so instead, give your cupboard doors and drawers a much-needed facelift with a fresh lick of paint. Opt for a neutral colour and repair any damages and dings in the process too.

If your kitchen is fairly dates, consider upgrading your hardware to modern draw runners and hinges. This new functionality will change the overall usability of the kitchen and make it a far more stress-free environment. If you built-in appliances are not in good working order, look at investing in upgrades, especially with those appliances that you use most often. Don't be afraid to spend a bit of money here, as the better the appliance, the better the experience.



Your bathroom is the second most valuable room in the home. If you cannot afford a full overhaul, look at replacing faulty or dated fixtures to help improve the overall look and functionality of the room. Consider painting over the exposed walls and ceiling with a paint that has been developed specifically for bathrooms and kitchens. These paints work more effectively in areas that experience excess moisture and are therefore more susceptible to mould. If the grout between your tiles has blackened, invest in grout paint with a specific nozzle for easy application to give these fine lines a new lease on life.



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An extravagant makeover, minus the price tag.

"Oscar Wilde once said "let me be surrounded by luxury, I can do without the necessities"

By Andrew Cox



If you have ever considered giving your home a more luxurious feel but were put off by the idea of the cost, don't be. Many people confuse luxury and opulence with expensive accessories and costly décor items but all it really takes is a little creativity and a well thought-out plan.

Here are some great ideas to give your home that lavish twist without breaking the bank.

COLOUR

Choose deeper, richer colours as accents or overall paint colour to give your room a lavish mood. Tones like navy, garnet jade and amber can add real sophistication. Think of the royal crown - jewel colours in the right proportions with accent colours of garnet and jade will create a more sumptuous feel to your room.



METALLIC

Metallic finishes to accessories and furniture will give your home a more opulent look. Copper is the go to metallic colour at the moment - rich and opulent. Jazz up an old dull picture frame with gold or silver spray paint or add layer of gold leaf sheets on the frame for an inexpensive revamp. You can also buy cheap accessories from high street stores or even junk shops. Collect shiny metal and glass items together (but not too many) and display them close to a light source for effective impact.



LIGHTING

An easy way to create a lavish look in a room is to just change the light switches. Being able to control the lighting to set the tone for a cosy evening in or an intimate function will make the evening much more luxurious. Modern old fashion bulbs also give a rich warm glow.



MIRRORS

You can add some royalty by bringing in ornate framed mirrors, that will make the room feel more spacious and will also give a visual lavishness. Mirrors are not just for the wall - consider laying them flat on a table and use them to display your favourite collection of glassware, beautiful jewellery and perfume bottles. A smaller mirror can work well as a small opulent drinks tray but be careful not to overload it.



WALLCOVERING

There are expensive wallpapers out there but there are cheaper choices too. If you only cover the one wall, cost is minimal and nothing says richness more than an accent wall covered in a patterned or heavily textured wallpaper - it enhances the warmth of the room and adds a wow factor.



SCENT

Opulence may well be defined in material assets, but it is also a state of mind. Enhancing the senses is a powerful tool for evoking sophistication and indulgence so, don't be afraid to experience the smell of lavish beauty. Although nothing beats the natural smell of fresh flowers, other products like diffusers, oils and some really great smelling candles can work well and will also last you a little longer.



MIX IT

Back to the ubiquitous tool in the décor tool box - the scatter cushion. By simply using a variety of patterns, colours and textures, you can add that touch of luxury pretty quickly and very cost effectively. Consider cushions in different fabric textures like silks, leather, wools, as well as a combination of plane and patterns.



CURTAINS

An easy way to get that touch of luxury is simply with you curtains. Choose rich colours in heavy fabrics with a sheen and either invest in extra length or hang the curtains lower than usual so they drape around the floor. This gives the illusion of pure decadence, especially if you tie them back with braided tassels. Drapes are not only for windows - they can bring style to arch ways or to create over an alcove to make a snug little hide away.

