



Specialists in
Home Extensions

www.fcextensions.co.uk

Why Choose Us?

At First Choice Extensions we have the answer to all your home predicaments, offering a full, end-to-end building solution.

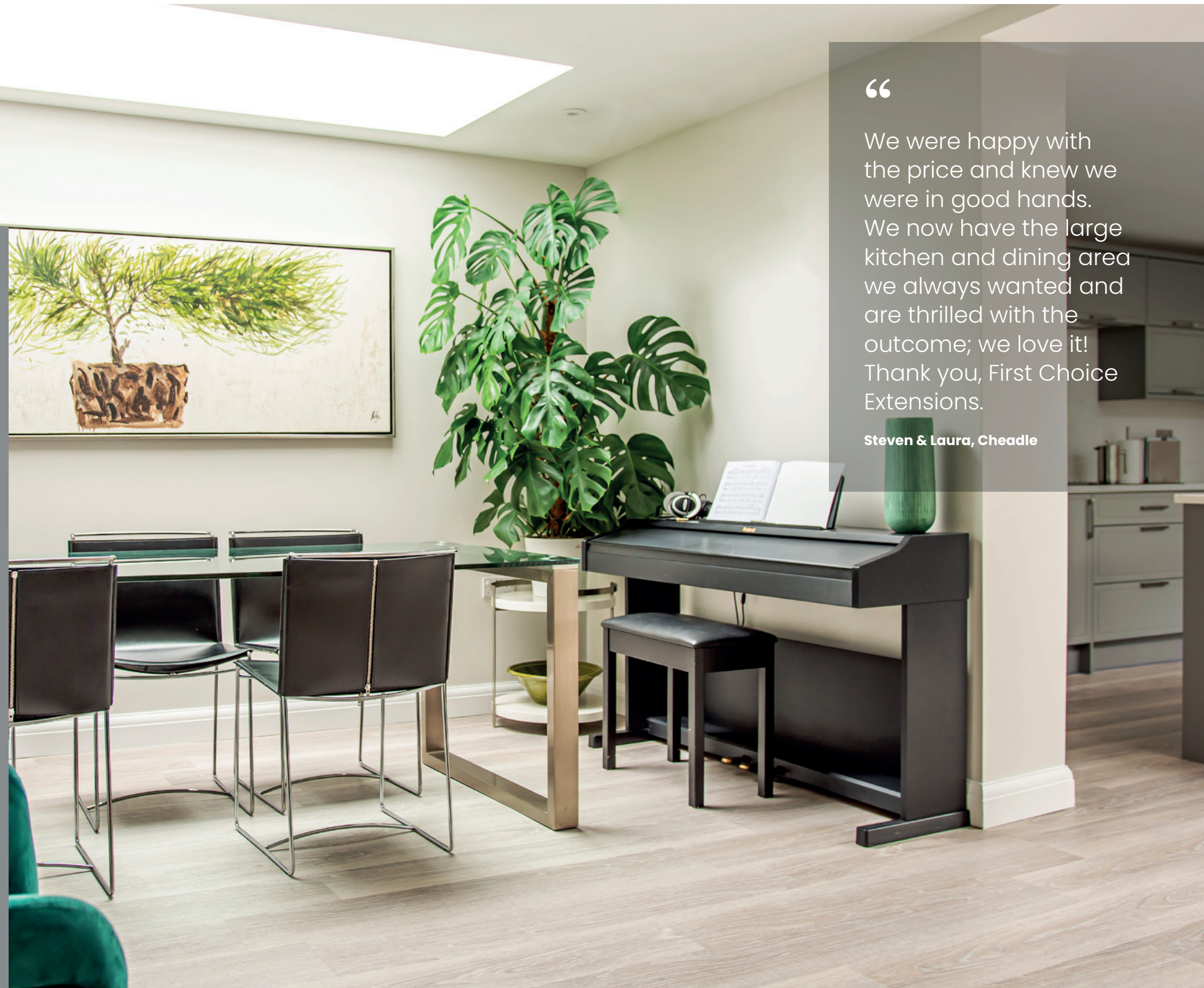
We're not just First Choice...
We're the ONLY choice!

Whether it's a simple, single storey extension or ambitious double storey extension, our commitment to you is that any work we carry out will be delivered to the highest possible standard.

Supported by professional and meticulous project management, we won't outstay our welcome and fully expect to complete on time, every time.

Although a large building project can be very disruptive for homeowners, we don't make it more stressful than it needs to be. Our workforce is extremely hard working and will arrive on site on time and only clock off once the daily tasks are complete.

As considerate builders, we will also make every effort to manage the project so your home life can continue as we create your new space around you.



“

We were happy with the price and knew we were in good hands. We now have the large kitchen and dining area we always wanted and are thrilled with the outcome; we love it! Thank you, First Choice Extensions.

Steven & Laura, Cheadle

Home Extensions

If you love where you live, extending your home is great way to increase space, add value and enrich your lifestyle – and all without the stresses and strains of a house move.

At First Choice Extensions we will personally guide you through the process, assessing the best option for you, your budget and also explore ideas and plans which will best suit your needs and requirements.

Your Wish List

Once you have approved the final size, design and layout of the extension we can start to discuss all the specifications that will make your new space part of your home.

Many clients see this as the most important aspect of the build and these personal additions will provide us with a full understanding of your project. At this point, we can provide a fixed price quotation.

Why not visit our website and try our Extension Cost Calculator to get an idea of the budget required to fund a typical build?

www.fcextensions.co.uk/extension-cost-calculator.php



“

One Word, Fantastic. Always there on time, work perfect, reliable. All the guys are friendly and helpful, pricing is competitive. Would definitely recommend them.

Laurence

12 Steps to Creating Your Dream Extension

Embarking on an often large and complicated extension can be daunting, which is why we've created a 12-Step Guide to what a typical Home Extensions schedule looks like:

1.

Shape and size

How much space do you want to create? Single storey? Double storey? Split-storey extension? As a rule, costs increase with the more space you make. Although an extension will often increase the value of your home, it is important to consider the property ceiling price in your local area.

2.

Gather your quotes

Once your decision is made, you will be keen to discover how much your extension will cost. Our extension cost calculator will generate an initial estimate. The calculator includes your exact bespoke specifications and provides you with a primary budget figure, which ensures complete control of the extension costs.

3.

Initial design consultation

After receiving your free online estimate, the next step is a home consultation. This provides the opportunity to meet and discuss the project in more detail. During this meeting we will advise you on any planning, building regulation and consider the structural impact of the project on your home. Any associated works can be also be discussed and included in the budget.

4.

Put pen to paper

Technical working drawings are required to produce an accurate quotation for the works. Our design service is available to assist you making this step. After a technical survey, CAD drawings will bring your scheme to life in preparation for planning approval and building control. (we are happy to provide a quotation on drawings supplied by clients)

5.

The finishing touches

A second consultation, once your technical drawings are complete, allows us to consider all the finishing touches unique to your project. A completed specification document captures all the information we require to produce your detailed quotation. Some items to consider are folding doors, underfloor heating, roof skylights, wall and floor finishes, plumbing and electrical packages.

6.

Your fixed price quotation

Once your fixed price quotation has been prepared, we will visit you to present it. Any last minute amendments to the design or scope of works can be finalised. Helping to making sure your extension is delivered within your anticipated budget.

7.

Local authority approval

At this stage, you will be awaiting approval from planning control, building regulations, structural calculations and Party wall Acts. This stage typically takes between 8-10 weeks.

8.

Select the contractor

One final visit, should you select us as your preferred contractor, it is time to complete the contract. Our 18 stage milestone payment plan ensures peace of mind throughout the build, each stage payment will become due on completion of an element of work. During this visit we will discuss preferred start dates to allow your project to get underway.

9.

The big day- Let's get started

After meeting your project manager, the person responsible for the planning and execution of your project, a site set up survey will provide you with a project plan. Taking into account your requirements and safeguarding during construction, this stage helps to ensure the project runs smoothly and in-line with your expectations.

10.

Finishing touches

The final finish items, kitchens, bathroom sanitary ware, flooring, tiling and lighting, is what brings your extension to life. Once your project is underway it's time to go shopping for all your supplied and final finish products.

11.

The grand finale

A fixed contract period guarantees a specified completion date. As the project reaches practical completion, your Project Manager will compile a snag list. Any minor defects will be rectified allowing the extension to be certified as complete upon final inspection.

12.

Certificates and guarantees

A pack of completion documents, including building regulations certificates, electrical and gas safe certificates along with our 5-year guarantee, is delivered upon completion of all the contracted works.

Delivering on our Promise

All too often, builders quote cheap and over-promise on delivery dates in order to secure work – this is not the First Choice Extensions approach.



Through careful and considered consultation with customers from the outset, we supply a clear timeline of what work will be carried out and when – along with a detailed breakdown of what each stage will cost – so there are no nasty surprises along the way.

Not only that, but unlike any other builders we **guarantee**:



TIME Guaranteed Completion Date

Project managed to ensure completion within the agreed time frame. In the unlikely event we run over, we'll apply a refund to your final invoice.



COST Guaranteed Fixed Price Contract

Unless you or your Building Control Officer introduces changes to the build, you won't pay a penny over what's in your agreed contract.



QUALITY Guaranteed Quality Assurance

A quality finish every time! Our first class customer service and five-year workmanship guarantee offers peace of mind.

Committed to Quality

From our thorough preparation and planning to the selection of materials we use, we never take shortcuts or settle on the cheapest option to cut costs.

We partner with the region's finest building merchants and suppliers to ensure your build is of the highest quality.

Visit our website to see our completed projects.

“

Further to my five star review of First Choice Extensions I would like to say how delighted we are with our new home. It has the real wow factor we were hoping for and we are so pleased we chose First Choice Extensions for our project.

Sandra, Lymm

Type of Extension & Glazing

Our 'A'-Rated windows and doors are the most energy efficient products available, insulating your home and saving you money.

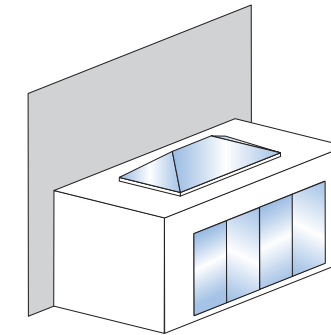
Our bifold doors are manufactured from slim thermally broken aluminium profiles which provide strength and security, allowing you to fold and slide the panels back to the left or right and open up an unobstructed wide opening to a patio, garden or outside space.

Our lanterns or flat roof light products offer exceptional benefits unmatched by any other roof on the market. The internal and external design compliments any home whilst flooding any room with maximum natural light.

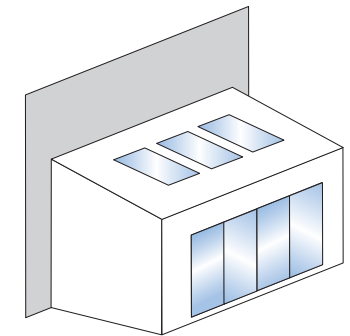


Typical examples

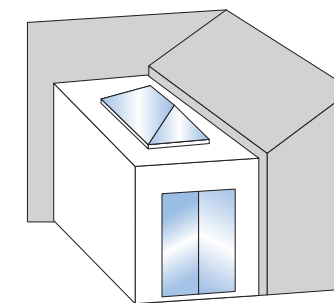
Single storey rear extension with flat roof



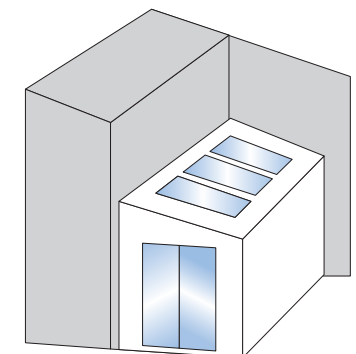
Single storey rear extension with mono pitched roof



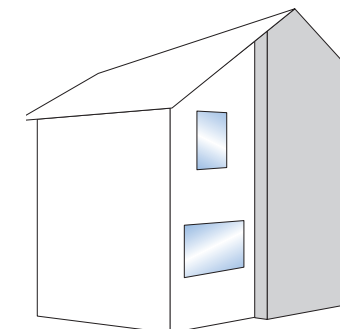
Side return single storey rear extension with flat roof



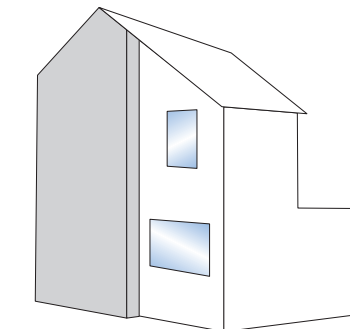
Side return single storey rear extension with mono pitched roof



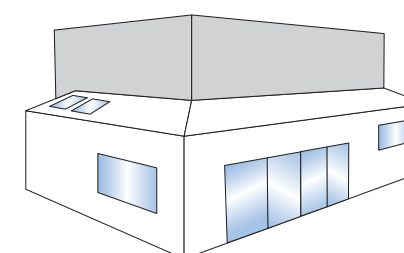
Double storey extension with gable roof



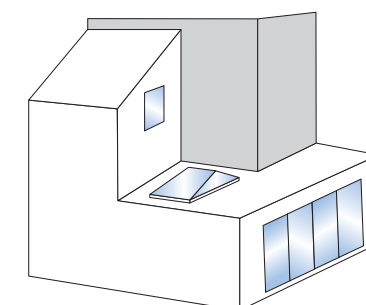
Double storey split extension with gable roof



Single storey wrap around extension with mono pitched roof



Double storey wrap around extension with mono pitched & flat roof combination



Personal Touch

With such a wide range of final finish products available, our clients prefer to supply these items themselves, ensuring your personal touch creates the home you desire.

First Choice Extensions are proud to have built a solid partnership with a select few delivery partners. These trusted suppliers have worked with us on many previous projects and assist in our commitment to delivering quality projects, completed on time.

These delivery partners will help you along your journey with all the items featured on the following page.



Client Supplied Items

Kitchens & Utility Products

- Base & wall units/cabinets
- Pelmet & plynths
- Appliances & extractors
- Worktops, splashbacks & upstands

Plumbing Products

- Shower trays, wet trays & tanking kits
- Shower cubicles & screens
- Shower valves
- Toilets, sinks, taps
- Radiators & valves

Wall & Floor Products

- Ceramic, porcelain & quartz tiles
- Adhesive grouts & trims
- Laminate, engineered & LVT flooring
- Insulation & adhesives

Internal Door Products

- Internal doors
- Handle sets, locks, hinges & latches
- Door stoppers & restricters

Electrical Products

- Spotlights & light bulbs
- Pendants & wall lights
- Sockets/HDMI, TV & light switch face plates





We'd love to hear about your dream extension.

Get in touch to discuss your ideas. We can arrange a FREE visit to survey your home and offer solutions to suit all needs, budget and lifestyle requirements.

Appointments are available 7 days a week.

enquiries@fcextensions.co.uk
01625 885 030



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