

Dining Area Diagnosis



Recommended Actions

Paint the walls a very light blue, taking the colour lead from the blue tiles in the kitchen

Remove the small shelf unit from the corner, this will visually free up this area and allow guests to access the other side of the table.

The wooden kitchen table is placed against the one wall. This table is a little too large for this area and if possible during viewings should be replaced with a smaller table (it is believed that a table which is used outdoors during the summer may be available for this). A smaller table in this area will give the impression of more space and will allow chairs to be placed along each side the table – there is currently only sufficient space to place the chairs on 3 sides of the table with the fourth side being butted up to the wall.



Lighting in this area is good and does not need to be replaced.

The pine mirror is in an excellent position within the room and the colour of the frame is in keeping with the kitchen cabinets. If possible the mirror should be raised 15 – 20 cm up the wall so that it reflects more of the 'space' of the kitchen and avoids reflecting the surface of the table (and therefore whatever is placed on the table which is 'doubled' by the reflection in the mirror).

Dining Area

Current Condition

Adding an extension into what was originally part of the garden has created the dining area connected to the kitchen. This is a lovely, light open space with French doors opening onto a pretty patio style garden. There is also a skylight over this area.

At present there is a definite distinction between the kitchen and the newer extension.

Redecorating this area and removing a number of items which are currently stored here will provide a much desired kitchen/dining area.

Rationale for Changes

An open plan kitchen and eating area has become a much-desired feature of all modern homes. A kitchen/dining area has greater perceived value when it gives the impression that it was designed and planned as one cohesive living space. All effort should be made to make this area as seamless as possible and blurring the lines between the kitchen, dining and outside areas will visually expand this space – and therefore give the impression that the buyer is getting more for his or her money.

Summary of Recommendations

Walls:

- Paint the walls a very light blue, taking the colour lead from the blue tiles in the kitchen.

Floors:

- The flooring is a terracotta tile and these continue into the garden which cleverly blurs the distinction between the indoor and outdoor spaces.

Furniture:

- A wooden kitchen table is placed against the one wall. This table is a little too large for this area and if possible during viewings should be replaced with a smaller table (it is believed that a table which is used outdoors during the summer may be available for this). A smaller table in this area will give the impression of more space and will allow chairs to be placed along each side the table – there is currently only sufficient space to place the chairs on 3 sides of the table with the fourth side being butted up to the wall.

Lighting:

- Lighting in this area is good and does not need to be replaced.

Accessories:

- There is a two-shelf unit, which is hung in one corner of the room, and this needs to be removed. Benefits of removing the unit will be that people will be able to manoeuvre and sit comfortably around the table, it will also visually free up some wall space in this area.
- The pine mirror is in an excellent position within the room and the colour of the frame is in keeping with the kitchen cabinets. If possible the mirror should be raised 15 – 20 cm up the wall so that it reflects more of the 'space' of the kitchen and avoids reflecting the surface of the table (and therefore whatever is placed on the table which is 'doubled' by the reflection in the mirror).